

DRAFT
Official Plan Part I
Consolidation
Cityplan Final
Recommendations



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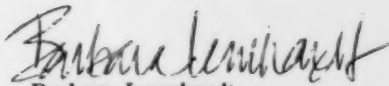
ERRATA SHEET

**Map 1 - Generalized Land Use
Draft Official Plan Part I; Cityplan Final Recommendations**

Attached is an errata sheet to accompany Map 1 - Generalized Land Use found at the back of the Draft Official Plan Part I Consolidation which you have received.

In the near future Map 1 - Generalized Land Use will be reprinted and you will be forwarded a copy at that time.

For further information contact the Cityplan Office at (416) 392-0068.



Barbara Leonhardt
Manager, Policy



ERRATA

Since the publication of the Draft Official Plan Part I Consolidation, a number of additional errors were found on **Map 1 - Generalized Land Use**. These errata are noted below. The Map itself will be corrected and reprinted as soon as possible.

WEST

- 1 The area west of South Kingsway north of the Queensway and south of Ormskirk Avenue, shown as a **Low Density Residence Area** should be **Open Space**.
- 2 The area between Ripley Avenue and South Kingsway, south of Ormskirk Avenue and the area north of Ormskirk Avenue east of South Kingsway, shown as **High Density Residence Areas** should be designated **Low Density Residence Areas**.
- 3 The area between Windermere Avenue and Southport Street, north of the Queensway and south of Ormskirk Avenue, shown as a **Low Density Residence Area** should be designated **High Density Residence Area**.
- 4 The lands on the east and west side of Coe Hill Drive generally south of Windermere Avenue, shown as a **Low Density Residence Area** should be designated **Medium Density Residence Area**.
- 5 The area west of Union Street between the railway right-of-way and the City limit shown as an **Environmentally Significant Area** should be designated **General Industrial Area** and **Heavy Industrial Area**.
- 6 The area shown as **Low Density Mixed Commercial-Residential Area** on the south side of Davenport Road east and west of Lansdowne should be designated **General Industrial Area** to the west of Lansdowne and **Restricted Industrial Area** to the east of Lansdowne.

NORTH

- 1 The **High Density Residence Areas** east of Bathurst Street between Ridge Hill Drive and the City limit should extend slightly to the west across Bathurst Street.
- 2 The area on the south side of Eglinton Avenue west of Duplex Avenue shown as a **High Density Mixed Commercial Residential Area "A"** should be designated **High Density Residence Area**.
- 3 The area between Orchardview Blvd. and Helendale Avenue to the east of Yonge Street and west of Duplex Avenue shown as **Low Density Residence Area** should be designated **High Density Residence Area**.
- 4 The area on the south side of Balliol east of Yonge Street shown as **Open Space** should be **High Density Residence Area**.

EAST

- 1 The area west of Market Street south of Wilton Street shown as **Medium Density Mixed Commercial-Residential Area** should be designated **Medium Density Residence Area**.

- 2 The eastern third of the block bounded by Jarvis, Gerrard, George and Dundas Streets shown as **Medium Density Residence Area** should be designated **High Density Residence Area**.
- 3 The areas east of Sherbourne Street between Carlton and Shuter Streets for approximately half a block to the east of Sherbourne shown as **Low Density Residence Areas** should be designated **Medium Density Residence Areas**.
- 4 The area west of Parliament Street and east of Ontario Street between Wellesley and Carlton Streets shown as a **High Density Residence Area** should be designated as **Low Density Residence Area**.
- 5 The **Low Density Residence Area** south of Gerrard Street and east of River Street should be **Medium Density Residence Area**.
- 6 The **Low Density Mixed Commercial-Residential Area** north of Dundas Street and east of River Street should be **Restricted Industrial Area**.
- 7 A portion of the Williamson Park between Gerrard Street and the CNR tracks to the west of Wildwood and Hollywood Crescents shown as **Low Density Residence Area** should be designated **Environmentally Significant Area** and **Natural Area**.
- 8 The Glen Davis Ravine between Glen Davis Crescent and Benlamond shown as **Open Space** should be designated **Natural Area**.

CENTRAL CORE AND WATERFRONT

- 1 The lands shown as **Medium Density Mixed Commercial-Residential Area** in the area bounded by Yonge, Dundas, Bay and Gerrard Streets should be designated as **High Density Mixed Commercial-Residential Area "A"**.
- 2 The **Heavy Industrial Area** north of the Ship Channel and south of Commissioners Street should be extended along the east side of the Turning Basin and also to the east end of the north side of the Ship Channel, in both instances to a similar depth as the area shown.

DRAFT
Official Plan Part I Consolidation
Cityplan Final Recommendations

\$10.00

Table of Contents

Preface**Planning Toronto's Future**

Section 1	The Structure And Quality of The City	1.1
Section 2	The Environment	
	GENERAL ENVIRONMENTAL PRINCIPLES	2.1
	AIR QUALITY	2.2
	WATER QUALITY AND CONSERVATION	2.3
	WASTE REDUCTION AND WASTE MANAGEMENT	2.4
	CONTAMINATED SOILS AND THEIR REMEDIATION, USE AND DISPOSAL	2.5
	ENERGY CONSERVATION AND EFFICIENCY	2.6
	NOISE AND VIBRATION	2.6
	HUMAN COMFORT IN THE PUBLIC REALM	2.7
	NATURAL AREAS	2.7
	ENVIRONMENTALLY SIGNIFICANT AREAS	2.9
	REGENERATION, MANAGEMENT AND STEWARDSHIP	2.12
	NATURAL HAZARD PROTECTION AND FLOOD PLAINS	2.13
	LOWER DON SPECIAL POLICY AREA	2.15
	LAKEFILL POLICIES	2.18
	TREES	2.19
	ENVIRONMENTAL OBJECTIVES FOR NEW DEVELOPMENT	2.19
	ENVIRONMENTAL IMPROVEMENTS TO EXISTING DEVELOPMENTS	2.20
Section 3	Physical Form And Amenity	
	QUALITY IN THE PUBLIC REALM	3.1
	REINFORCING THE CITY PATTERN	3.1
	BUILT FORM	3.5
	THE PEDESTRIAN ENVIRONMENT	3.7
Section 4	Parks And Open Space	
	GENERAL PRINCIPLES	4.1
	DESIGN OBJECTIVES FOR OPEN SPACE	4.2
	PARKS STANDARDS	4.3
	POLICIES FOR THE CENTRAL AREA	4.3
	PARKS IMPLEMENTATION OBJECTIVES	4.4

Table of Contents

Section 5 Heritage Policies

GENERAL POLICIES	5.1
DENSITY AND USE REGULATIONS FOR HERITAGE BUILDINGS	5.2

Section 6 Housing

GENERAL POLICIES	6.1
ACQUISITION, ALLOCATION AND DEVELOPMENT OF LAND FOR HOUSING	6.2
AFFORDABLE HOUSING	6.3
HOUSING FOR FAMILIES	6.3
RESIDENTIAL INTENSIFICATION	6.3
PRESERVATION OF HOUSING STOCK	6.4
HOUSING FOR PEOPLE WITH SPECIAL NEEDS	6.5

Section 7 Community Services and Facilities

GENERAL PRINCIPLES	7.1
OBTAINING COMMUNITY SERVICES AND FACILITIES	7.2
DAYCARE	7.3
SCHOOL FACILITIES	7.3
LOCAL SERVICES	7.4
SAFETY	7.4
SPECIAL NEEDS	7.5

Section 8 Transportation

GENERAL PRINCIPLES	8.1
PUBLIC TRANSIT	8.2
ROADS AND AUTOMOBILE USAGE	8.3
PARKING	8.4
CYCLING AND PEDESTRIAN MOVEMENT	8.5

Section 9 Economic Activity

GENERAL POLICIES	9.1
COMMERCE AND OFFICE POLICIES	9.2
RETAIL AND SERVICES	9.3
INDUSTRIAL POLICIES - GENERAL	9.5
RESTRICTED INDUSTRIAL AREAS	9.8
GENERAL INDUSTRIAL AREAS	9.8
HEAVY INDUSTRIAL AREAS	9.9
MIXED INDUSTRIAL-RESIDENTIAL AREAS	9.9
GENERAL USE AREAS	9.11
THE CENTRAL INDUSTRIAL DISTRICT	9.12

Section 10	The Arts	
	GENERAL POLICIES	10.1
	FUNDING AND EDUCATION	10.1
	ARTS AND CULTURAL FACILITIES	10.2
	PUBLIC ART	10.3
Section 11	Institutional Policies	
	GENERAL POLICY	11.1
	UNIVERSITY AREAS	11.1
	QUEEN'S PARK GOVERNMENT AREA	11.2
	HOSPITAL POLICIES	11.3
	GENERAL INSTITUTIONAL POLICIES	11.4
Section 12	Residence Areas	
	GENERAL POLICIES	12.1
	LOW DENSITY RESIDENCE AREAS	12.2
	MEDIUM AND HIGH DENSITY RESIDENCE AREAS	12.3
Section 13	Mixed Commercial-Residential Areas	
	LOW DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS	13.1
	GENERAL POLICIES FOR MAIN STREETS	13.1
	MEDIUM DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS	13.2
	HIGH DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS	13.3
	FINANCIAL DISTRICT	13.3
Section 14	The Waterfront	
	GENERAL WATERFRONT POLICIES	14.1
	POLICIES FOR WATERFRONT DISTRICTS	14.4
	EXHIBITION DISTRICT	14.4
	BATHURST/STRACHAN SPECIAL STUDY AREA	14.5
	THE BAYFRONT	14.7
	HARBOURFRONT AND ADJACENT AREAS	14.8
	CENTRAL AND EAST BAYFRONT	14.10
	OUTER HARBOUR	14.14
	OUTER HARBOUR HEADLAND	14.15
	TORONTO ISLANDS	14.15
	TORONTO ISLAND AIRPORT LANDS	14.16
	EASTERN AND WESTERN BEACHES	14.17

Table of Contents

Section 15 Community Improvement

GENERAL PRINCIPLES	15.1
NEIGHBOURHOOD IMPROVEMENT	15.2
COMMERCIAL AREA IMPROVEMENT	15.3
INDUSTRIAL AREA IMPROVEMENT	15.4
THE WATERFRONT, RAILWAY LANDS, UNIVERSITY AREAS, THE QUEEN'S PARK GOVERNMENT AREA, AND THE HOSPITAL AREA	15.5

Section 16 Implementation

GENERAL PROVISIONS	16.1
TEMPORARY USE BY-LAWS	16.3
PUBLIC MEETINGS	16.3
NEIGHBOURHOOD PLANNING PROCESS	16.4
SITE PLAN CONTROL	16.4
HEIGHT LIMITS	16.5
NON-CONFORMING USES	16.5
MONITORING AND REVIEW	16.8

Section 17 Definitions

FOR THE PURPOSES OF THIS PLAN	17.1
-------------------------------------	------

Section 18 Exceptions, Special Amendments and Modifications

.....	18.1
Table of Concordance	C.1

Maps

1	GENERALIZED LAND USE
2	AREAS REFERRED TO IN THE TEXT OFFICIAL PLAN PART I
3	FLOOD PLAIN LANDS
4	PROMINENT AREAS AND SITES, AND SIGNIFICANT VIEWS
5	STREETS AND PARKS IN THE CENTRAL CORE SUBJECT TO SUNLIGHT STANDARDS
6	CENTRAL CORE PARK ACQUISITIONS AND HERITAGE BUILDINGS WITH SIGNIFICANT OPEN SPACES
7	CENTRAL CORE PRIORITY RETAIL STREETS AND PEDESTRIAN WALKWAYS
8	MAIN STREETS
9	AREAS OF THE WATERFRONT REFERRED TO IN THE TEXT OFFICIAL PLAN PART I
10	AREAS SUBJECT TO PART II AMENDMENTS TO THE OFFICIAL PLAN
11	LOCATION OF AREAS DESIGNATED COMMUNITY IMPROVEMENT PROJECT AREAS
12	LANDS FRONTING ON THE WEST SIDE OF STADIUM ROAD (S.14.28)

PREFACE

This document comprises a consolidated draft Part I Official Plan for the City of Toronto. The new Plan, if enacted by City Council, would replace the existing Official Plan originally adopted in 1966, and further amended in 1976 by the Central Area Plan amendments. It is expected that the new Plan would guide future growth and development in the City into the next century. The new Plan provides a blueprint for achieving a range of objectives regarding the physical, social, economic and environmental well-being of the City. The new Plan also establishes policies for regulating the use of land and buildings and the general form and scale of new development in various parts of the City. Under the Planning Act, a municipality cannot enact any by-law or undertake any public work that does not conform to its approved Official Plan.

The process of study, outreach, debate and consultation leading up to the publication of this document has been comprehensive. Launched in 1989 with the establishment of the citizen based Cityplan Task Force, the process of reviewing the existing Plan elicited views on the future of the City of Toronto from people of all ages and walks of life, and from the full spectrum of special interest groups. City Council adopted the Report of the Cityplan Task Force in August 1990 which set out general goals and principles for the new Plan. Using this framework as a basic guide, and having considered the results of over two dozen background studies, City staff generated specific suggestions for amendments to the City's Official Plan contained in the Cityplan Proposals Report.

The Proposals Report, published in June of 1991 was then followed by a series of 30 public meetings, as well as numerous meetings in response to requests by various organizations and associations. In December 1991 the City's Planning Advisory Committee also held a special public meeting to hear deputations from the public on the Proposals Report.

The recommendations for amendments to the Official Plan set out in the Proposals Report subsequently were modified in response to further public comment, and in conformity with the direction given to staff by City Council earlier this year. These revised recommendations are contained in this document, along with some of the provisions of the existing Plan that will be brought forward and re-enacted as part of a new consolidated Official Plan.

Because of the extensive changes to the existing Plan, we are proposing that a new Plan be enacted by Council, which:

- 1) incorporates certain sections of the existing Plan that continue to be relevant;
- 2) integrates the Central Waterfront Plan amendments; and
- 3) includes the new revised Cityplan recommendations.

The new Official Plan consolidation is lengthy, but it is simple to follow. Each Official Plan statement is accompanied by a marginal note that explains the origin of the statement:

New Section	refers to an entirely new Section that has no counterpart in the existing Plan.
New Section replaces S. __	refers to a new section that has a counterpart in the existing Plan, but which has been substantially revised and should be viewed as a new statement.
Existing S. __	indicates that the statement is the same as an existing section in the Plan, but it has been re-numbered.
Existing S. __ with modifications	refers to a section of the existing Plan that is substantially unchanged, but which includes some modifications and has been re-numbered.

Appendices to the Plan that would form part of the new Plan have not been reproduced here because of their length, and because they will be re-enacted exactly as they currently appear in the Official Plan. These are the appendix containing the maps of all the designated ravines, and the schedules listing all of the substandard lanes in the City to be widened.

It should also be noted that Part II Plans will continue to prevail over the Part I, although amendments to the Part II Plans are being proposed separately. In addition, all site specific exemptions from the existing Official Plan (the former Section 11) will continue to prevail over the new Plan.

Planning Toronto's Future

Any effective Plan for Toronto's future will begin by building on our past achievements. Among the City's many strengths are its liveable downtown, diverse economy, stable neighbourhoods, bustling retail streets, lively cultural scene, safe and efficient public transit system and its network of parks and open spaces, including its ravines and emerging people-oriented waterfront. As well, we have a strong and enviable tradition of open and democratic civic government. This Plan builds on these advantages to present a framework for pursuing a vision of how Toronto might change and develop in the future.

The chief aim of the Plan is to achieve the dual objective of accommodating growth while protecting the best of what we have. To do this, we have to increase the opportunities for more people to both work and live in the City. Consequently, the challenge is to create new housing opportunities to keep pace with new job creation. As a result, this Plan proposes that future business expansion be located primarily in existing commercial areas and parts of the new Railway Lands district, while residential growth be distributed more broadly. Included in this strategy are policies aimed at providing more homes in new neighbourhoods, along main streets and in other suitable residential areas.

City Council has already adopted the specific goal of increasing Toronto's population to 725,000 by the year 2011. The 1991 Census results show 635,000 people living in the City. Adding over 90,000 people to Toronto in the next 20 years presents us with an unprecedented planning opportunity to influence the future direction and form of the City.

Adding more new homes and jobs in the City can bring many advantages. We will have a greater chance to live closer to where we work and reduce our dependency on the car. And Toronto already has many of the services needed to support new residential growth, like sewers, roads and schools. Employers will also benefit from the availability of a large local labour pool freed from the necessity of commuting long distances. All this makes good economic and environmental sense.

However, if intensification is to produce the kind of City we want to live and work in, it must be seen as more than simply adding the right mix of homes and jobs. New homes must be made a part of real neighbourhoods and new jobs must be located in areas planned for commercial growth.

Toronto's long-standing reputation as a City of neighbourhoods will continue to be at the heart of the Plan's vision for the future. The development of new housing and neighbourhoods will help make the policies of this Plan come alive. These include policies aimed at taking better care of our natural and built environment, creating friendly places for pedestrians, encouraging higher quality urban design, improving schools, community facilities and services, expanding the network of parks and open space, facilitating transit improvements and taking bold steps towards the greening of the City.

In many ways, the Toronto of the future will look much like it does today. Stable low-rise neighbourhoods and main streets will continue to predominate and Toronto's distinctive natural features, such as its ravines and waterfront, will define its physical

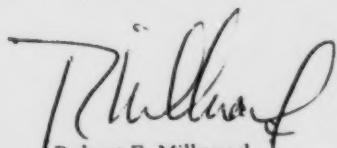
character. However, in some parts of the City significant change will occur. This will be largely in areas along the waterfront, on under-utilized industrial lands and on large specialized sites like shopping plazas and malls. These areas provide the greatest opportunities for new housing along with the main commercial streets where apartments can be added over stores.

By maintaining a livable and vibrant City we also ensure that Toronto continues to be a good place in which to invest and do business. We are well positioned to emerge from the current recession stronger than ever and this Plan supports a number of economic development initiatives aimed at keeping our competitive edge. Although a broad-based economic recovery is suggested, the service sector is almost certain to lead, accompanied by a renewed growth in downtown office employment. This employment growth could, in turn, lead to the demand for new office space although the increase in future commercial development is expected to be lower than in the past. The Plan provides for the expansion of the Financial District south of Front Street into the east end of the Railway Lands. This part of the Railway Lands offers a high quality business environment for financial and corporate offices with unequalled access by public transit.

Outside of the Financial District, in mixed commercial-residential areas, the Plan facilitates the development of office space more suitable for small and medium sized businesses, particularly start-up businesses. Other forms of economic activity such as data processing, fashion and design, media and communications, and the arts will be encouraged to locate and expand in areas east and west of the downtown. The Plan recognizes the importance of the City as home to a number of major institutional uses including hospitals, universities, colleges and other research institutions. In addition, it continues to protect areas for traditional manufacturing industries, including the Port lands.

To properly balance residential and commercial development in the City, a number of bold public sector decisions will be required. Some large-scale issues will have to be faced head-on including such items as the Front Street Extension, the rejuvenation of Garrison Common, the future of the Gardiner Expressway, the reclamation of the Lower Don River and the regeneration of the Central Waterfront area. Reconfiguration and development of transit facilities, rail lines and local streets will create the "city-building" opportunities of the future.

To sum up, the environmental, physical, social and economic goals of this Official Plan are within our grasp. The Plan provides the policy framework. It is now up to both the public and private sectors to act in partnership over the life of the Plan to translate Toronto's potential into reality.



Robert E. Millward
Commissioner

THE STRUCTURE AND QUALITY OF THE CITY

1.1 THE GOAL OF PLANNING IN THE CITY

New Section It is the goal of planning in the City to foster physical, environmental, economic and social well-being, and to guide change and development in a manner which recognizes the responsibility of this generation to future generations, and respects the limits of our natural and public resources.

1.2 THE REGIONAL CONTEXT

New Section Within the broader regional context, Council's goal is to promote an environmentally-sensitive approach to development throughout the Greater Toronto Area in order to reduce the rate of urban development of agricultural lands and natural areas, curb urban sprawl, reduce dependency on the use of the automobile, improve energy efficiency and make better use of existing public infrastructure (such as transit lines, water and sewage facilities, schools and hospitals). To this end, it is the policy of Council, subject to due consideration of neighbourhood compatibility, to promote the more intensive development of the existing urban area, particularly through the process of residential intensification in the City. Further, it is Council's policy to support the appropriate intensification of commercial development throughout the Greater Toronto Area in nodes and centres which are well-served by public transit.

1.3 ENVIRONMENTAL OBJECTIVES

New Section Council regards the natural environment as an endowment to be protected, conserved and enhanced for future generations and, accordingly, undertakes to play a lead role in matters of environmental protection and remediation, resource conservation, and pollution reduction. Council believes that environmental issues must be addressed through both individual and collective actions and supports an ecosystem approach to the planning process based on greater cooperation between all levels of government.

1.4 PHYSICAL STRUCTURE AND URBAN QUALITY

New Section Council will build upon past planning achievements by continuing to preserve, protect and strengthen the successful elements of the City's physical structure, including its:

- (a) stable, low-rise residential neighbourhoods;
- (b) basic grid of streets and laneways;
- (c) natural areas, including its ravines and open space system;
- (d) physical heritage, as expressed in building sites, structures and areas of historical and architectural merit;
- (e) traditional main street areas of shopping and housing along arterial roads;

- (f) the Financial District, characterized by its dramatic skyline and centred at the focus of the rapid transit network and the heart of the telecommunications grid;
- (g) areas of viable industry, including rehabilitated districts that house modern, clean industrial and arts-related activities, and the shipping centre of the Port;
- (h) areas or streets of distinct identity, such as Yonge Street and the centre of civic activities around the new and old City Halls area; and
- (i) the concentration of major institutional uses in the Central Core, comprising the two university campuses, the downtown hospital complex and the seat of Provincial Government at Queen's Park.

In recognizing and enhancing this physical structure, it is the goal of Council to improve the quality of urban life, particularly in relation to the planning of new and existing residential neighbourhoods and the design of streets, parks and other public spaces, buildings or works. Council will implement a framework for regulating building densities that places the emphasis on built-form, urban design and environmental objectives, including sunlight and wind.

1.5 THE CENTRAL CORE AND THE NEIGHBOURHOODS

New Section Council recognizes that while the Central Core is the most dynamic, complex, diverse and intensively developed area of the City, where pressures for change are the greatest, it is also made up of districts and neighbourhoods. Consequently, Council endorses an approach to planning in the Central Core that is based on an understanding that the Core is a composite of distinct and identifiable places, and which seeks to ensure that individual developments acknowledge and reinforce the best characteristics of the districts and neighbourhoods in which they are located.

Both inside and outside the Central Core, Council will give particular attention to the protection of the City's stable, low density residential neighbourhoods by ensuring that future land use changes are accommodated in a manner that is sensitive to and compatible with local conditions.

1.6 THE WATERFRONT

New Section The Waterfront comprises the shoreline areas of the Central Core and the Neighbourhoods and is part of the larger bioregion defined by the western basin of Lake Ontario. Council supports a diversity of activities along the Waterfront and encourages improved access to and within the area in order to promote increased public enjoyment and use of its significant environmental, recreational and cultural amenities.

1.7 BALANCED GROWTH

New Section It is the aim of Council to achieve a balance in the rates of future employment and housing growth to achieve, among other things, the objectives of minimizing increases in commuting into and out of the Central Area and limiting peak-period automobile volumes to approximately present levels. Accordingly, and consistent with Sections 1.3 and 1.4, it is the policy of Council:

- (a) to accommodate non-residential growth within the City's existing overall structure by concentrating future office and institutional activities in the Central Core and the Regional Commerce Centres at Yonge-St. Clair and Yonge-Eglinton, encouraging retail and service activities to locate along retail strips and in Regional Commerce Centres, and reinforcing manufacturing, warehousing, design and communications activities in designated areas of industry; and
- (b) to support residential intensification throughout the City, primarily through residential development in underutilized areas of the City and along Main Streets, and in areas where it is compatible with the surrounding neighbourhood, through redevelopment, conversion and infill. In promoting new residential development, Council will seek to provide a range of housing types to meet the needs of all residents, including affordable housing for those of low to moderate income.

1.8 POPULATION TARGET

New Section In support of the policies of balanced growth and residential intensification, it is Council's goal to achieve an overall population level of at least 725,000 within the City of Toronto by the year 2011.

1.9 COMMUNITY SUPPORT SERVICES FOR NEW NEIGHBOURHOODS

New Section The principal objective of residential intensification is the creation of quality urban neighbourhoods rather than the simple production of housing units. Council will therefore seek to ensure that adequate community services and facilities (such as daycare centres, libraries, parks, and convenient public transit) are provided to meet the demands of these new neighbourhoods and other areas undergoing substantial residential intensification.

1.10 TRANSPORTATION

New Section Consistent with the policies of balanced growth and the objective of accommodating more residents and workers in the City while maintaining and enhancing the quality of the environment, it is the policy of Council to meet the demands for increased travel in the City by promoting public transit services and by improving local conditions for cyclists and pedestrians.

1.11 SOCIAL EQUITY

New Section Council will seek to improve living and working conditions for everyone in the City, particularly those from low-income or otherwise disadvantaged groups. Council will have regard for the needs of people with disabilities, including the elderly, for access to City services and amenities, and, in particular, will seek to ensure the provision of adequate housing opportunities, an equitable level of transportation services and convenient access to and within buildings and public facilities. Council recognizes that physical links can promote greater social cohesiveness and accordingly will seek to foster a sense of common identity by planning the City's system of streets, parks, open spaces and other connected elements of the public realm in a comprehensive manner. Council will pursue policies to ensure that buildings and public spaces are designed for everyone's safe enjoyment and will seek to provide shelter and protection for those threatened by violence or abuse.

1.12 ECONOMIC DEVELOPMENT

New Section

Council recognizes the importance of maintaining a strong economic base and will undertake to attract a diverse range of appropriate economic activities to the City to achieve a balanced and resilient local economy which provides a wide range of job opportunities in quality workplaces for workers with differing levels of skills and qualifications. To this end, Council will develop a comprehensive and competitive economic development strategy, including the strategic actions of its own economic development corporation.

1.13 THE PLANNING PROCESS

New Section

Council will ensure a planning process that is fair, open and accessible to everyone by:

- (a) emphasizing a neighbourhood approach to planning based on full public participation;
- (b) encouraging participation across all ethno-cultural and racial groups and by individuals of all ages and abilities through the provision of appropriate support functions, such as translation services and accessible meeting places, and through the establishment of representative community reference groups; and
- (c) making planning regulations as clear and simple as possible in order to produce predictable and consistent outcomes which can be easily understood by everyone.

Records & Archives, City of Toronto



THE ENVIRONMENT

GENERAL ENVIRONMENTAL PRINCIPLES

2.1 ENVIRONMENTAL RESPONSIBILITY

New Section Council recognizes that Toronto's residents, workers, and visitors require an environment that is protective of their health and well-being, and that Toronto's residents, workers, and visitors also have the responsibility to maintain the environment for future generations.

2.2 POLLUTION REDUCTION

New Section Council recognizes that certain activities within the City may have adverse ecological, environmental and public health impacts both within and beyond the City's boundaries. Accordingly, it is the policy of Council that the City and the citizens of Toronto seek to reduce the magnitude and frequency of such adverse environmental impacts on the City environment, the regional environment, and the global environment. Council may, where so empowered, from time to time enact by-laws to regulate the production, distribution, use or disposal of substances which, in the opinion of Council, can have a detrimental effect on the environment.

2.3 PROTECTION OF THE ENVIRONMENT

New Section It is the policy of Council to:

- (a) protect and enhance *Natural Areas, Environmentally Significant Areas, and Ravines*;
- (b) conserve natural resources so as to attain a sustainable environment; and
- (c) evaluate and promote protection and conservation measures through an approach to the planning process which recognizes the complex inter-relationships among the human, and natural communities and the physical environment (an ecosystem approach).

2.4 ENVIRONMENTAL STANDARDS

New Section It is the policy of Council to promote integrated environmental standards which are, in its opinion, of the highest possible merit, and are reasonable, comprehensive and enforceable, in respect of, but not solely limited to such issues and concerns as:

- a) indoor and outdoor air quality for new development;
- b) uniform standards for drinking water;
- c) water conservation measures for new development;
- d) immediate and long-term waste reduction, re-use, recycling, and waste disposal;
- e) soil and groundwater quality and soil and groundwater clean-up; and
- f) energy conservation for new development.

2.5 ENVIRONMENTAL LEGISLATION

New Section Council recognizes that many of the acknowledged environmental issues and concerns of the present day should preferably be addressed by other levels of government. Accordingly Council shall:

- (a) encourage the higher levels of government to put suitable policies, legislation, standards, and programs in place which will address and attempt to rectify the issues and concerns to the fullest extent possible; and
- (b) seek clarification and further powers from senior levels of government to define and reinforce the ability of the City of Toronto to directly address environmental issues and concerns where this may be appropriate.

2.6 CITY TO BE PROPONENT

New Section Council will seek to lead by example and be the strongest possible proponent of its own environmental policies. Accordingly, Council shall endeavour to implement environmentally appropriate measures with respect to its own activities, buildings, vehicles and related functions.

AIR QUALITY

2.7 AIR POLLUTION REDUCTION

New Section It is the policy of Council to seek to improve air quality in the City of Toronto by taking appropriate action to reduce air pollution.

2.8 AIR POLLUTION REDUCTION OBJECTIVES

New Section Council shall take measures it considers appropriate and within its powers to encourage the reduction in the quantity of carbon based fuels used in any activity within the City including the operation of vehicles and buildings, and any activity that supports City life but which may occur outside the City. To help achieve this, Council:

- (a) adopts as its objective the reduction of carbon dioxide (CO₂) emissions from all sources within the City of Toronto by 20 percent of the 1991 levels by the year 2006;
- (b) shall seek to improve the quality of emissions that result from burning carbon based fuels in vehicles, buildings or any other activity in the City, and promote the proper maintenance and use of cleaner combustion and emission reducing exhaust systems in vehicles and heating systems of buildings within the City;
- (c) adopts as its objective the reduction of carbon monoxide (CO), hydrocarbon (HC), and oxides of nitrogen (NO_x) emissions from vehicle exhausts, furnace flues and smokestacks by 20 percent of the 1991 levels by the year 2006, without an increase in other noxious emissions;
- (d) adopts as its objective the reduction of sulphur dioxide (SO₂) and nitrogen dioxide (NO₂) emissions by 25 percent of 1991 levels by the year 2006;
- (e) shall, in accordance with the transportation policies in Section 8 of this Plan, promote measures to reduce private automobile use within the City; and encour-

age alternate means of transportation such as public transit, including surface transit, cycling, and walking.

WATER QUALITY AND CONSERVATION

2.9 PROMOTING WATER QUALITY

New Section Council shall monitor the quality of drinking water within the City, encourage the provision of the healthiest possible drinking water throughout the City, and encourage the provision of water for industrial and commercial enterprises which is adequately clean for those purposes.

2.10 RIVER AND LAKE WATER QUALITY STANDARDS

New Section Council shall seek to ensure that City controlled or influenced storm sewer and sanitary sewer discharges into natural water bodies comply with Provincial Water Quality Objectives and to the extent possible reduce the need for further expansion of sewage treatment facilities.

Council shall also support measures to restore and maintain the chemical, physical and biological integrity of the waters of the Great Lakes Basin Ecosystem, and especially those inshore waters within the City's boundaries, in accord with the Great Lakes Water Quality Agreement of the International Joint Commission.

2.11 PROMOTING RIVER AND LAKE WATER QUALITY

New Section It is Council's objective to reduce chemical, bacterial, or sediment loadings that contaminate water bodies now and in the future as a result of City activities. Accordingly, Council shall establish a program to monitor and control City activities and initiate and support programs to clean up, rehabilitate and protect the natural aquatic ecosystems within and adjacent to the City of Toronto.

2.12 STORM WATER MANAGEMENT

New Section Council shall attempt to reduce water pollution by adopting and advocating appropriate storm water management techniques. To help achieve this objective Council shall:

- (a) seek to eliminate the need to post notice of health hazards at public beaches because of water pollution by the year 2001; and
- (b) promote the use of non-toxic pesticides and seek to reduce the use of manufactured chemical pesticides (includes herbicides and insecticides) within the City from all sources by 50 percent of the 1991 levels by the year 2001.

2.13 MASTER DRAINAGE PLAN

New Section Council shall support the guidelines and strategies established by the Provincial government to improve water quality and to control storm water flows within and adjacent to the City. To this end, Council shall:

- (a) prepare and adopt a Master Drainage Plan, as described and applicable under Section 3.0 of the Provincial "Stormwater Quality Control Guidelines for New Development (Draft Interim - August 1989)", for the City of Toronto;

- (b) seek to ensure that development plans comply with the Master Drainage Plan; and
- (c) where necessary, require that pre-development storm water run-off levels be maintained to protect the receiving water-courses from further degradation due to erosion or flooding.

2.14 PROMOTING WATER CONSERVATION

New Section In order to conserve the water, energy and chemicals used in water treatment, Council shall employ and encourage water conservation measures. To this end, Council shall seek the reduction of water consumption by at least 10 percent on a per capita basis of the 1991 levels by the year 2001.

WASTE REDUCTION AND WASTE MANAGEMENT

2.15 WASTE REDUCTION

New Section Council shall seek to reduce significantly the amount of waste generated in the City. To help achieve this objective, Council shall:

- (a) promote and facilitate, among residents, businesses, institutions and visitors to the City, the reduction, re-use, repair, and recycling of waste products, in a manner that protects human health and minimizes adverse impacts upon the natural environment;
- (b) take measures to encourage public and private sector investment in enterprises and initiatives related to waste reduction and management; and
- (c) adopt as its objective, a 50 percent reduction of solid waste in the City by the year 2001, with 1991 taken as the base year.

2.16 RECYCLING AND RE-USE OF WASTE

New Section Council shall encourage the re-use and recycling of waste. Accordingly, Council shall:

- (a) encourage the use of recycled products within the City;
- (b) encourage the re-use or recycling to the fullest extent possible of all materials and wastes that result from the demolition of existing buildings or structures and the construction of new buildings;
- (c) encourage and facilitate the development of a ready and continuing market for recycled products; and
- (d) work with appropriate government authorities, if necessary, to ensure that the disposal of residual waste that cannot be used or recycled is undertaken in an environmentally responsible manner.

2.17 HAZARDOUS WASTE

New Section Council shall discourage the use of products which generate hazardous waste within Toronto, and shall encourage the proper disposal of household, industrial, and

commercial hazardous wastes and reduce their storage in the City. To help achieve this objective, Council shall, among other things:

- (a) support and promote the safe collection of hazardous waste from private residences;
- (b) promote strict automobile decommissioning and product recycling standards for scrap yards with regard to potentially environmentally harmful products such as batteries, tires, waste fuels and oils and air-conditioning refrigerant (Freon);
- (c) encourage all significant generators of hazardous waste in the City to complete hazardous waste audits and waste reduction plans by the year 2001; and
- (d) promote education and information programs respecting the safe storage, disposal and reduced reliance on hazardous waste-related products.

2.18 METHODS OF HANDLING HAZARDOUS WASTE

New Section Council shall seek to ensure with appropriate government authorities, if necessary, that environmentally acceptable methods for the handling, storage and disposal of hazardous waste products are put in place and maintained in all new developments within the City that will generate, transport or store such waste.

CONTAMINATED SOILS AND THEIR REMEDIATION, USE AND DISPOSAL

2.19 PROTECTION FROM CONTAMINATED SOILS

New Section Council shall seek to ensure in cooperation with the appropriate government authorities, if necessary, that contaminated soil and groundwater does not create a hazard for the health of natural ecosystems or the people who live, work or play within the City. To help achieve this objective, Council shall seek to ensure that development only occur on sites where the soil quality does not present an unacceptable health risk to future site users and where contaminated groundwater is not migrating off site.

2.20 SOIL MANAGEMENT PLANS

New Section In keeping with Section 2.19 of this Plan, Council shall seek to ensure, in cooperation with the appropriate government authorities, if necessary, that no development proposed for sites affected by contaminated soil or groundwater shall be permitted without the completion and, if necessary, implementation of a soil and groundwater management plan for the site. Such a plan shall include a description of the extent of soil and groundwater contamination, an assessment of clean-up options, if required, and a strategy which will reduce the risk to an acceptable level both on site and off site.

2.21 SOIL AND GROUNDWATER CLEAN-UP TECHNOLOGIES

New Section In keeping with the policies of this Section and of Sections 9.1 to 9.3 of this Plan, and in order to promote the development of environmental industry in the City, Council shall encourage and support the development and application of soil and groundwater clean-up technologies that do not present a health hazard.

ENERGY CONSERVATION AND EFFICIENCY

2.22 ENERGY CONSERVATION

New Section Council shall promote energy conservation in order to conserve non-renewable resources for future generations and reduce pollution and long-term social costs.

2.23 ENERGY EFFICIENCY MEASURES

New Section Council shall endeavour to have energy-efficient measures adopted in new developments and shall promote and facilitate the retrofitting of existing buildings to incorporate energy efficient measures, such as passive solar heating/cooling and the use of renewable energy resources, wherever feasible and to the fullest extent possible, in order to reduce energy consumption and energy loss within the City. To this end Council shall encourage a 15 percent reduction of 1991 levels in energy consumption for all buildings on average within the City by the year 2006.

2.24 ENERGY EFFICIENCY AND INDOOR AIR QUALITY

New Section Council shall, in recognizing the potential for indoor air quality problems when promoting and implementing energy efficiency policies, endeavour to ensure that no additional hazard to the health of the occupants is created.

NOISE AND VIBRATION

2.25 UNDESIRABLE NOISE LEVELS

New Section
replaces S.1A 49 Council shall seek to protect people and natural ecosystems from unacceptable and undesirable levels of noise to the fullest extent possible. To help achieve this objective, Council shall:

- (a) seek to limit unacceptable volumes and/or frequencies and/or tones of undesirable sound and vibration;
- (b) seek to limit noise at inappropriate times; and
- (c) encourage, in areas of high noise and vibration levels, noise mitigation measures in the design, construction, landscaping and operation of new developments.

2.26 TORONTO ISLAND AIRPORT

New Section It is the policy of Council to use its powers, including the terms of the lease agreement between the City, the Toronto Harbour Commissioners and the Government of Canada regarding the Toronto Island Airport, to ensure that noise and vibration levels associated with the operation of the airport meet or are better than standards considered acceptable by City Council for nearby residents, businesses, and recreational activities.

HUMAN COMFORT IN THE PUBLIC REALM

2.27 SUNSHINE AND WIND CONDITIONS

- New Section Council shall maintain and, where feasible and appropriate, improve current levels of comfort for pedestrians on the streets and in the other public open spaces of Toronto for as much of the year as possible and for as much of each day as possible.
- To help achieve this objective Council may establish wind and sunlight standards for public spaces, in accordance with Sections 3.25 and 3.26 of this Plan.

NATURAL AREAS

2.28 DEFINITION OF NATURAL AREAS

- New Section *Natural Areas* shall include areas of land and water such as:
- (a) the North Shore of the Outer Harbour and areas which are occupied by "old growth" (primary) or "new growth" (secondary) vegetation that has endured for long periods of time without the need for human intervention to sustain it and that is neither a currently manicured botanical park, nor a public active recreation area;
 - (b) the Lake Iroquois Shoreline (Escarpment) and areas or prominent land forms which display distinct topographic or earth science features, such as a river, a valley, a raised shoreline or a spit;
 - (c) the Humber Marsh and areas which have not been artificially changed or altered;
 - (d) the Leslie Spit, including adjacent waters, and areas which are deliberately or naturally regenerated;
 - (e) those portions of the City's *Ravines* that support a vegetation structure which do not require intensive maintenance for long term persistence; or
 - (f) areas of land or water or corridors of land or water that provide links between two or more adjacent natural systems.

2.29 PROTECTION OF NATURAL AREAS

- New Section Council shall consider those areas shown on Map 1 as *Natural Areas*, to which the *Natural Area* policies will apply, and shall endeavour to protect, preserve, and maintain *Natural Areas* of the City in perpetuity. Council shall require the completion of an environmental impact study to be made in association with any application for development or any undertaking in a *Natural Area*. Such study shall describe, amongst other things, the purpose of the development or undertaking, alternative options for the development or undertaking, its impact on the environment, and measures to prevent, remedy or mitigate any negative impact of the development or undertaking on the environment.

2.30 PUBLICLY OWNED NATURAL AREAS

- New Section Within designated *Natural Areas* which are publicly owned, Council shall seek legislative authority to permit:

- (a) only such land uses as are compatible with the principles of preserving and conserving such areas. Such land uses may include, but not be limited to, low impact leisure uses and activities, such as walking, cross-country skiing, teaching or research activities, or wildlife and natural area management activities;
- (b) only minimal development required to support these activities and such public works for which no reasonable alternatives are available and provided these are designed to have only minimum adverse ecological and environmental impact, and are approved by Council on the basis of an environmental impact study as described in Section 2.29.

2.31 PRIVATELY OWNED NATURAL AREAS

New Section Within designated *Natural Areas* which are privately owned, Council shall seek legislative authority to permit:

- (a) where feasible and to the maximum extent possible only such land uses as are compatible with the principles of preserving and conserving such areas. Such land uses may include low impact leisure uses and activities such as are normally associated with private outdoor residential recreation, or natural area management activities; and
- (b) only minimal development required to support these activities or present land uses for which no reasonable alternatives are available, and provided these are designed to have minimal adverse ecological and environmental impact, and are approved by Council on the basis of an environmental impact study as described in Section 2.29.

2.32 AREAS ADJACENT TO NATURAL AREAS

New Section In areas adjacent to the designated *Natural Areas* of the City, Council shall encourage only that development which has minimal adverse environmental impacts and is sensitive to the environmental qualities of the *Natural Area*.

To this end, Council shall:

- (a) encourage a buffer zone of at least 10 metres adjacent to *Natural Areas* within which development is to be discouraged, and where 10 metres is clearly impractical provide as large a setback from the boundary of the *Natural Area* as possible; and
- (b) encourage the submission of an environmental impact study as described in Section 2.29, to be made in association with development review applications in respect of developments that are adjacent to *Natural Areas*.

Where the adjacent area to a *Natural Area* is also a designated *Ravine*, the policies respecting development in *Ravines* shall also apply to any development referred to in this Section.

ENVIRONMENTALLY SIGNIFICANT AREAS

2.33 DEFINITION OF ENVIRONMENTALLY SIGNIFICANT AREAS

New Section *Environmentally Significant Areas* are areas of land or water that are particularly sensitive and require additional protection to preserve their significant qualities. Such areas may have the following characteristics:

- (a) habitat for rare, threatened, unusual or endangered plant and/or animal species and communities that are threatened or endangered within the City, Metropolitan Toronto, the Province of Ontario, or Canada; or
- (b) rare, high quality or unusual landform or geomorphological process within the City, Metropolitan Toronto, the Province of Ontario, or Canada; or
- (c) the ecological function of the area contributes significantly to the healthy maintenance of a natural ecosystem beyond its boundaries by serving as a wildlife migratory stopover or concentration point, or serves as a linkage corridor of suitable habitat between natural biological communities, or serves as a water storage or recharge area; or
- (d) an unusually high diversity of otherwise commonly encountered biological communities and associated plants and animals.

2.34 DESIGNATION OF ENVIRONMENTALLY SIGNIFICANT AREAS

New Section Council shall consider those areas as shown on Map 1 as *Environmentally Significant Areas*, to which the *Environmentally Significant Area* policies will apply.

2.35 PROTECTION OF ENVIRONMENTALLY SIGNIFICANT AREAS

New Section Within all *Environmentally Significant Areas* Council shall prohibit, subject to obtaining legislative amendments, if necessary, any and all development, and shall limit activities to those which are compatible, if any, to the preservation of the area's qualities. Council shall require the completion of an environmental impact study, as described in Section 2.29, to be made in association with any proposed undertaking in an *Environmentally Significant Area*.

THE RAVINES

2.36 DESIGNATION OF RAVINES IN APPENDIX A

Existing S.5.10A The lands shown delineated by heavy lines on the Plans contained in Appendix A are hereby designated as *Ravine* pursuant to Section 2 of the City of Toronto Act, 1983.

2.37 PUBLIC RAVINES TO REMAIN IN NATURAL STATE

Existing S.5.8 It is the policy of Council that the *Ravines* owned by the City shall remain in their natural state with such clearing, extension and improvement of public lands as is necessary for compatible public recreation purposes, and Council shall encourage other owners of *Ravine* lands within the City to maintain them in their natural state.

2.38 PUBLIC WORKS ONLY IF ESSENTIAL

Existing S 5.9A It is the policy of Council that the undertaking of public works in *Ravines* shall be approved only where essential, and that the design of such works shall be such as to prevent unnecessary disruption of natural processes and features, including wildlife habitats and vegetation, and to detract as little as possible from the appearance and use of the areas affected.

2.39 OPPOSING HIGHWAY OR EXPRESSWAY IN ANY PART

Existing S 5.9B It is the policy of Council to oppose the use of *Ravines* or any part thereof for highway or expressway alignments, whether aerial, sub-surface, or at ground level. Council will discourage the opening of public highways or private roadways of any kind in *Ravines*, including those which may presently exist in the form of unopened road allowances.

2.40 CONSTRAIN VEHICULAR TRAFFIC ON EXISTING HIGHWAYS

Existing S 5.9C It is the policy of Council to constrain where possible the use of existing public highways passing through *Ravines* by such measures as restricting their use for vehicular traffic at certain periods, thereby enabling pedestrians and cyclists to enjoy the ravines.

2.41 EXEMPTION

Existing S 5.10B The provisions of Section 4.1 shall not apply to any lands shown shaded on any plan contained in Appendix A.

2.42 ACQUISITION OF RAVINES

Existing S 5.10BB While it is not the policy of Council actively to acquire privately owned ravines, Council may from time to time acquire such lands when opportunities arise to attain the policies set forth in Section 4.1 or to protect an endangered *Ravine* environment.

2.43 PROTECTION OF VEGETATION AND CONTOURS AND WATER DISPOSAL

Existing S 5.10C Subject to the "Weed Control Act", it is the policy of Council to pass by-laws regulating:

- (a) the destruction of trees or other natural vegetation, or any class or classes thereof, on any land designated as *Ravine* by Section 2.36 and prohibiting the destruction of trees or other natural vegetation on any such *Ravine* without the consent of the Corporation;
- (b) the excavating, grading or other altering in elevation or contour of any land designated as *Ravine* by Section 2.36 and prohibiting the excavating, grading or other altering in elevation or contour of any such *Ravine* without the consent of the Corporation; and
- (c) the disposal of storm, surface and waste water from any land designated as *Ravine* by Section 2.36 and from any buildings or structures thereon and prohibiting the provision of facilities for and methods of disposal of storm, surface and waste water from any such *Ravine* and from any buildings or structures thereon without the consent of the Corporation.

2.44 EXEMPTIONS

Existing S.5.10C A by-law passed under Section 2.43 does not apply so as to require the consent of the Corporation to the destruction of any tree or other natural vegetation and to the excavating, grading or other altering of any elevation or contour where such destruction, excavation, grading or alteration is necessary in connection with:

- (a) the maintenance of existing sodded areas and developed garden areas, pruning of trees, and the replacement of features such as retaining walls, steps or pathways;
- (b) the normal repair and restoration of any existing building or structure as necessitated by the deterioration of the building or structure;
- (c) the replacement of any existing building or structure damaged or destroyed by fire or other accidental cause, if the replacement building or structure does not have any greater floor area or height and occupies the same location as the building or structure it replaces;
- (d) emergency measures, certified as such by the Commissioner of Parks and Recreation of the Corporation, to prevent erosion, slipping of soil or damage to trees;
- (e) the removal of diseased, dead or hazardous trees, certified as such by the Commissioner of Parks and Recreation of the Corporation;
- (f) the maintenance activities by the Corporation or any department or agency thereof and by The Municipality of Metropolitan Toronto or any department or agency thereof comprising the maintenance of utilities and services, roads and bridges, walkways, bicycle paths, fences, retaining wall, steps and lighting; or
- (g) the erection of any building or structure for which a building permit was issued before the 21st day of May, 1981 in respect of the land on which the building or structure is to be erected.

2.45 COUNCIL APPROVAL FOR ALTERATIONS

Existing S.5.10D Before granting the consent referred to in Section 2.43, Council will be satisfied that the character of the *Ravine* is to be not adversely affected. In determining whether or not a *Ravine* is to be adversely affected, Council will have regard to:

- (a) changes of a reparative or restorative nature which enhance and improve the *Ravine*;
- (b) the nature of the vegetation and slope characteristics of the site; and
- (c) the advisability of retaining in a natural state lands designated as *Ravine* which have been free of buildings and structures for a substantial length of time.

2.46 MANAGEMENT GUIDELINES

Existing S.5.10DD It is the policy of Council that management guidelines for *Ravines* shall be adopted. Such guidelines shall include:

- (a) vegetation and wildlife management practices;
- (b) maintenance and clean-up programs;

- (c) monitoring programs to minimize vandalism and illegal dumping; and
- (d) information programs to develop awareness of the significance of *Ravines*.

2.47 DEVELOPMENT ADJACENT TO RAVINES

Existing S.5.10DDD
with modifications

Council recognizes the potential for a significant impact upon *Ravine* lands of development adjacent to such lands. Accordingly City Council, in dealing with rezoning applications or development or redevelopment proposals which are subject to review under Section 41 of the Planning Act, 1991, and under which buildings or structures are to be located on lands abutting a *Ravine*, shall in appropriate cases request the submission of an environmental impact study as described in Section 2.29 of this Plan, for review by City Council addressing the environmental effects on the *Ravine* of such applications or development or redevelopment proposals.

2.48 SUPPORT FOR LAND FILL REGULATIONS

Existing S.5.10G

It is the policy of Council to support the establishment of a Land Fill Regulation Line by the Metropolitan Toronto and Region Conservation Authority as it affects lands adjacent to the portions of the Don and Humber Valleys within the City limits, under the Conservation Authorities Act. Council shall give support to the Authority in the enforcement of regulations made under the said Act in the aforesaid areas.

REGENERATION, MANAGEMENT AND STEWARDSHIP

2.49 ENCOURAGE REGENERATION, MANAGEMENT AND STEWARDSHIP

New Section

Council shall encourage within designated *Environmentally Significant Areas*, *Natural Areas*, and *Ravines*, such programs and plans as will enhance the continued existence and well being of locally indigenous plant and wildlife communities and the natural processes and structures which support them. This may include, but is not limited to, the preparation and use of land stewardship programs for privately owned lands, land management plans for publicly owned lands, and appropriate regeneration and planting programs for all areas.

2.50 REGENERATION OF DON RIVER

New Section

Council shall encourage all appropriate governments and agencies within the Don River Drainage Basin (Watershed), and shall itself, in principle, participate within the limits of its jurisdiction, to regenerate the entire Don River to a natural form, function, and habitat. Council shall undertake a Master Plan and a Community Improvement Plan along that part of the Don River within its jurisdiction.

2.51 PRESERVATION OF SIGNIFICANT LANDFORMS

New Section

Council shall preserve to the fullest extent possible significant landforms such as but not limited to the former lacustrine bluff of the Iroquois Shoreline (Escarpment), *Ravines*, and the Toronto Islands, such that no change of dimension, slope, grade or structure be permitted, or no change in the dynamic processes associated with them be caused, without the specific prior consent of Council, and shall encourage the publicly accessible existing lines of sight (view) to the such features to be preserved.

NATURAL HAZARD PROTECTION AND FLOOD PLAINS

2.52 NATURAL HAZARD PROTECTION

New Section Council shall endeavour to reduce the risk of loss of life, property damage, and social disruption as a consequence of natural hazards, such as severe flood events, unstable slopes and accelerated erosion.

To help achieve this objective, Council shall co-ordinate land use and environmental management regarding natural hazards. Council shall also facilitate the provision of appropriate measures of prevention and protection, and prepare emergency response plans, in co-operation with other appropriate agencies.

2.53 FLOOD PLAIN LANDS

New Section In considering permitted uses and approving development applications within the flood plains of the City, Council shall take account of flood susceptibility and flood risk and adopt the following in accordance with the "Province of Ontario's Flood Plain Planning Policy Statement" as issued under the authority of Section 3 of the Planning Act:

- (a) the *Regulatory Flood* concept as the approved standard flood used to define the limit of the flood plain for regulatory purposes, and recognise the flows generated by a hypothetical duplicate to the pattern of precipitation intensity and duration as occurred in southern Ontario during Hurricane Hazel of October 1954, as the *Regulatory Flood Standard* for the City of Toronto;
- (b) the *One Zone Concept* of flood plain regulation, whereby the entire flood plain, as defined by the *Regulatory Flood*, is treated as a unit, and within which all new development is prohibited or restricted pursuant to the policies, criteria and implementation procedures of the Metropolitan Toronto and Region Conservation Authority; and
- (c) the *Special Policy Area Concept* recognizes that an area within a community such as the Lower Don as shown on Map 3 that has historically existed in the flood plain and where strict adherence to Province-wide policies concerning new development would result in social and economic hardships for the community, and permits for such areas to be subject to site specific pragmatic policies instead of the policies designated for *One Zone* areas.

2.54 DEVELOPMENT POLICIES IN UNDEVELOPED FLOOD PLAINS

New Section Within those portions of the areas identified on Map 3 as *Flood Plain Lands* which are undeveloped, but not within those areas identified as a *Special Policy Area*, Council shall regulate development in accordance with the *One Zone* concept identified in Section 2.53 (b) as follows:

- (a) new urban development shall not be permitted within the regulatory flood plain;
- (b) new resource based uses such as passive recreation, golf courses and local or regional trails may be permitted within the regulatory flood plain subject to the satisfaction of the Metropolitan Toronto and Region Conservation Authority and the City;

- (c) at-grade parking facilities associated with local or regional public recreational uses may be permitted to be located within the regulatory flood plain provided that the at-grade parking facility and its construction and associated servicing requirements, including access are to the satisfaction of the Metropolitan Toronto and Region Conservation Authority and the City; and
- (d) transportation corridors and above ground utility corridors shall not be routed within the regulatory flood plain, however, such corridors may be permitted to cross undeveloped flood plains subject to the satisfaction of the Metropolitan Toronto and Region Conservation Authority and the City.

2.55 DEVELOPMENT POLICIES IN DEVELOPED FLOOD PLAINS (FLOOD VULNERABLE AREAS)

New Section Within those portions of the areas identified on Map 3 as *Flood Plain Lands*, which are developed, but not within those areas identified as a *Special Policy Area*, Council shall regulate development in accordance with the *One Zone* concept identified in Section 2.53 (b) as follows:

- (a) new multi-lot and large lot development, including all buildings and structures and associated private servicing, and comparable redevelopment, shall not be permitted;
- (b) major additions shall not be permitted; major additions are additions to existing buildings or structures that exceed 50 percent of the total area of the existing structure;
- (c) minor additions may be permitted provided that the minor addition, its construction, and any new associated private servicing meet the requirements of the Metropolitan Toronto and Region Conservation Authority and the City; minor additions are additions to existing buildings or structures that are less than 50 percent of the total area of the existing building or structure;
- (d) replacement structures may be permitted provided that the replacement structure, its construction, and any new associated private servicing requirements meet the requirements of the Metropolitan Toronto and Region Conservation Authority and the City; replacement structures are structures that replace or reconstruct existing buildings or structures that have been demolished or destroyed; and
- (e) accessory structures including garden sheds, swimming pools, gazebos, and minor alterations to grade/landscaping may be permitted provided they meet the requirements of the Metropolitan Toronto and Region Conservation Authority and the City.

2.56 URBAN DESIGN AND HERITAGE BUILDING PROTECTION IN FLOOD PLAIN LANDS

New Section Council shall endeavour to ensure that any building or structure that is to be built anywhere within the floodplain and which is to be protected against flooding shall comply with the urban design objectives and criteria as outlined in Section 3 of this Plan. Further, it shall be the policy of Council to ensure that designated historic buildings that are within the floodplain shall not be required to change their form, for the purposes of flood protection, to the extent that the historical significance of such buildings or structures are impaired, or that make the redevelopment of such historic buildings economically untenable.

LOWER DON SPECIAL POLICY AREA**2.57 DEVELOPMENT POLICIES IN THE LOWER DON SPECIAL POLICY AREA**

New Section On lands designated *Special Policy Area*, as shown on Map 3, development and redevelopment may be permitted on condition that the proposed development is flood protected at least to the level of a 1:350 flood (that is on average, a flood that is anticipated to be equalled or exceeded only once in every 350 years) in which case no building or structure will be subject to a risk of flooding in excess of 25 percent over an assumed life of 100 years.

Notwithstanding the above, where it is technically and economically feasible and practical to flood protect a building or structure or an addition to the level of the *Regulatory Flood*, it shall be Council's policy to achieve flood protection to the satisfaction of the Metropolitan Toronto and Region Conservation Authority and the City.

2.58 LEVEL OF FLOOD PROTECTION

New Section The specific level of flood protection to be imposed, and any flood protection measures to be implemented relative to an individual development application within the *Special Policy Area*, shall be determined by the Metropolitan Toronto and Region Conservation Authority in consultation with the City. The level of protection to be required shall be the highest level determined to be technically and economically feasible and practical.

2.59 FLOOD CONTROL WORKS

New Section A flood control remedial works plan may be required to support large scale urban renewal projects within the *Special Policy Area* to the satisfaction of the Metropolitan Toronto and Region Conservation Authority and the City prior to approval of the urban renewal project; flood control remedial works shall be completed in accordance with the *Special Policy Area* Concept of the "Province of Ontario's Flood Plain Planning Policy Statement".

2.60 FLOOD DAMAGE REDUCTION MEASURES

New Section Council shall base its requirement for flood proofing measures on the following alternatives, listed in order of priority:

- (a) dry, passive floodproofing measures shall be required and implemented to the extent technically and economically feasible;
- (b) wet floodproofing measures may be permissible to minimize flood risk and/or to meet the required level of flood protection; and
- (c) where (a) and (b) above cannot be achieved, dry, active floodproofing measures may also be recommended to further minimize flood risk in combination with (a) and (b).

2.61 OPEN SPACE AND ENVIRONMENTAL PROTECTION IN THE SPECIAL POLICY AREA

New Section Council shall protect from development any lands within the area designated *Special Policy Area* which are needed to achieve the open space, recreation and environmental protection objectives and policies of this Plan and any lands required by the Metropolitan Toronto and Region Conservation Authority and the City for flood and/or erosion control remedial purposes.

2.62 ENGINEERING STUDIES REQUIRED FOR DEVELOPMENT APPROVAL

New Section All applications for development approval, as defined by the "Province of Ontario's Flood Plain Planning Policy Statement" greater than seven hundred square metres gross floor area or greater than three storeys in height on lands designated *Special Policy Area* shall be accompanied by engineering studies, prepared by a qualified professional, detailing such matters as flood frequency, the velocity and depth of storm flow, soil conditions, proposed flood damage reduction measures, flood protection measures, including structural design details, stormwater management techniques, and other necessary information and studies as may be required by the Metropolitan Toronto and Region Conservation Authority and the City.

All applications for development and redevelopment approval less than seven hundred square metres gross floor area or less than three storeys in height on lands designated *Special Policy Area* shall be subject to review by the Metropolitan Toronto and Region Conservation Authority and the City and shall comply with such stipulations as they see fit in respect of flood protection measures, and flood damage reduction measures, including structural design details, stormwater management techniques, and other necessary details.

2.63 INGRESS AND EGRESS

New Section Ingress and egress for all buildings within the *Special Policy Area* shall be safe, pursuant to provincial floodproofing standards, and/or achieve the maximum level of flood protection determined to be feasible and economically viable such as at grade with street related access points.

2.64 LAND USE IN THE SPECIAL POLICY AREA

New Section In determining the appropriate land use for a property which is wholly or partly within the area designated *Special Policy Area* Council shall take into account all relevant policies of the Official Plan as well as the following factors:

- (a) the existing use and existing zoning of the subject property and adjacent lands;
- (b) the compatibility of the land use designations of the lands adjoining those designated *Special Policy Area* as shown on Map 3 or as further detailed in a Part II Plan; and
- (c) the type and character of existing development within and adjoining lands designated *Special Policy Area* and the long term viability of the existing development.

2.65 RESTRICTIONS ON DEVELOPMENT IN THE SPECIAL POLICY AREA

New Section Notwithstanding the provisions of Sections 2.57 and 2.58, no new development shall be permitted on any parcel of land which is wholly or partly designated *Special Policy Area* if:

- (a) the necessary flood protection measures would have a negative impact on adjacent properties;
- (b) the use is associated with the storage, handling, production or use of a hazardous substance which is flammable, explosive, toxic, corrosive, or any other dangerous material and the treatment, collection or disposal of sewage, which would pose a threat to public safety if it were to escape its normal containment as a consequence of flooding;
- (c) the use is associated with institutional overnight residential accommodation including in part or in whole, any of the following: health care or residential care or crisis care facilities specifically designed to accommodate people who would be incapable of self-evacuation or whose safety would be significantly threatened in the event of flooding and a possible emergency evacuation; and
- (d) the buildings or structures directly relate to the distribution and delivery of an essential or emergency public service including police, fire, and ambulance, where such service would be impaired by flooding.

Where new development identified in (b), (c), and (d) above is not considered to pose an unacceptable risk to public safety, a higher level of flood protection and/or additional floodproofing requirements above the regulatory flood level, may still be required due to the sensitive nature of the development.

2.66 IMPLEMENTATION OF THE SPECIAL POLICY AREA CRITERIA

- New Section
- (a) Modifications to the boundaries of the *Special Policy Area* designation as shown on Map 3 may be considered, based on improvements made to the flood or erosion control remedial measures, or other relevant changes, as approved by the Metropolitan Toronto and Region Conservation Authority and the City. Such boundary modifications, where approved by the City, shall be adopted as part of the Plan.
 - (b) The appropriate Zoning By-laws shall be amended forthwith to show lands designated *Special Policy Area* on Map 3 and to include the necessary provisions to implement the policies of Section 2.57 to 2.58 of this Plan.
 - (c) Prior to the issuance of a building permit, all proposals for development as defined by the "Province of Ontario's Flood Plain Planning Policy Statement" which includes new development, redevelopment or external alterations to an existing building on a parcel of land, wholly or partly designated *Special Policy Area* shall require the approval of the Metropolitan Toronto and Region Conservation Authority pursuant to the "Fill, Construction and Alteration of Waterways Regulations" made under the *Conservation Authorities Act, R.S.O. 1980*.

- (d) Any Zoning by-law amendment on any parcel of land wholly or partly designated *Special Policy Area* shall contain provisions, where appropriate, relating to minimum building or structure setbacks, maximum lot coverage, minimum height of any building or structure opening, and other such matters as may be determined to be necessary by the Metropolitan Toronto and Region Conservation Authority and the City.
- (e) The implementation of flood proofing and all other requirements of the Metropolitan Toronto and Region Conservation Authority shall be a condition of development approval by Council within the *Special Policy Area*.

2.67 FLOOD WARNING AND EMERGENCY MEASURES

New Section It is the policy of Council to cooperate with the Metropolitan Toronto and Region Conservation Authority in the operation of a flood warning system and encourage in consultation with the Metropolitan Toronto Emergency Planning Advisory Committee, the preparation and maintenance of an emergency measures plan for the Lower Don River to ensure a prompt response and the co-ordination of all required services in the event of a flood emergency.

2.68 DREDGING OF THE KEATING CHANNEL

New Section It is the policy of Council to participate with the Metropolitan Toronto and Region Conservation Authority and other appropriate agencies and governments to continue, as required, maintenance dredging of the Keating Channel for flood control purposes.

Council agrees to share in any financing arrangements that recognize the incidence of dredging benefits, upstream responsibilities, and the historical role and current responsibilities of regional agencies and other governments.

LAKEFILL POLICIES

2.69 NO LAKEFILL IN UNZONED AREAS

Existing S.5.38 (Central Waterfront Plan) It is the policy of Council that within the City of Toronto the creation of new land in Lake Ontario or any bay, channel, slip or lagoon connected therewith shall take place only where Council has indicated in the Zoning By-law, prior to the commencement of lakefilling, the use to which the land created by lakefilling may be put. Minor lakefilling for the purpose of stabilizing an existing shoreline is exempt from this provision.

2.70 CONSIDERATIONS IN PASSING BY-LAWS

Existing S.5.38 (Central Waterfront Plan) Before approving an amendment to the Zoning By-law to permit the proposed use of any area for lakefill, for any purpose other than conservation lands or a bathing station, and prior to any lakefilling, Council shall be satisfied that:

- (a) there is a clear public benefit in creating the land;
- (b) in the circumstances of the proposal, this is the best location for the land for its proposed use;

- (c) there will be a minimal negative impact on the water quality and circulation, and, in particular, the Hearn Generating Station plume, the dispersal of the effluent from the Main Sewage Treatment Plant, or the exchange of water between Toronto Bay, the *Outer Harbour*, and Lake Ontario will not be impeded;
- (d) the lakefilling has been the subject of a formal environmental assessment where required by law or by directive, decision or order of the Government of Canada, the Government of Ontario, or a Minister thereof, and if this is not applicable, an appropriate written analysis of the environmental impact, undertaken by the proponent, shows that the environmental (social, natural and economic) effects are desirable; and
- (e) except where *water's edge lands* will be used for shipping or industries requiring direct access to the water:
 - i) advantage has been taken of the new shoreline for public recreation and there will be no decrease in overall recreational opportunities;
 - ii) existing recreational boating opportunities will not be reduced and new recreational boating facilities will be provided where appropriate; and
 - iii) the lakefilling will be carried out in a manner which maximizes public access to existing lands that are normally publicly accessible.

2.71 ENCOURAGE CO-OPERATION OF OTHER LEVELS OF GOVERNMENT

Existing S.5.38
(Central
Waterfront Plan) Council shall seek the co-operation and comments of appropriate government bodies and public agencies, including the Toronto Harbour Commissioners, in order to implement the lakefilling policies of this Plan.

TREES

2.72 TREE PLANTING

New Section
replaces
S.1.2 (e) (i) Council shall promote the planting of a variety of native trees in private and public spaces in order to promote nature within the City, reduce carbon dioxide, provide visual buffers to unattractive sites, and promote natural habitat continuity and linkages for wildlife.

2.73 PRESERVATION OF EXISTING TREES

New Section Council shall encourage the preservation of existing trees on public and private property in the City, and shall seek legislative authority from the Province to regulate the cutting of trees on private lands.

ENVIRONMENTAL OBJECTIVES FOR NEW DEVELOPMENT

2.74 ENVIRONMENTAL OBJECTIVES

New Section In order to improve the environmental quality of future development, it shall be the objective of Council to encourage all new development to:

- (a) reduce car use and car parking;
- (b) reduce contaminant and pollutant emissions;
- (c) implement waste management programs;
- (d) conserve energy;
- (e) ensure high quality indoor air;
- (f) implement appropriate storm water management schemes;
- (g) conserve water;
- (h) minimize noise and vibration;
- (i) maintain or improve current levels of pedestrian comfort (sunlight and wind);
- (j) implement sound environmental management of construction and demolition activities; and
- (k) remediate, re-use and/or dispose of contaminated land in an environmentally sound manner.

ENVIRONMENTAL IMPROVEMENTS TO EXISTING DEVELOPMENTS

2.75 MEASURES TO ENCOURAGE COMPLIANCE WITH THE ENVIRONMENTAL OBJECTIVES

New Section

In order to improve the environmental quality of existing development, Council shall encourage occupants and owners in the already built areas and neighbourhoods of the City to implement measures consistent with the objectives described in Section 2.74.

To this end, Council shall provide information and public education programs to promote the adoption of the environmental policies in established neighbourhoods and in all industrial and commercial enterprises.

PHYSICAL FORM AND AMENITY

QUALITY IN THE PUBLIC REALM

3.1 MAINTAINING AND IMPROVING THE PUBLIC REALM

New Section
replaces S.1.1(b)-(f)

Council regards the public realm as an important asset for the benefit of all people. The public realm comprises public streets and lanes, parks and other open spaces, and the accessible parts of public buildings. Council will seek to extend the public realm, and maintain and enhance its quality, by measures such as:

- (a) encouraging development that enhances the quality of public streets and other publicly accessible open spaces;
- (b) ensuring that all new City projects, including streetscapes, parks, public works and public buildings, are of a high standard;
- (c) expanding initiatives to achieve high quality design for all public works and open spaces through design competitions and selection procedures which encourage participation by a wide spectrum of the City's design community, and by initiating public projects which exemplify the objectives of this Plan; and
- (d) continuing to maintain and upgrade City-owned properties to high standards, and encouraging the maintenance and upgrading of other buildings, open spaces and landscape features that are frequented by the public.

REINFORCING THE CITY PATTERN

3.2 REINFORCING THE PATTERN OF NATURAL FEATURES

New Section

Council shall encourage appropriate public use and enjoyment of the City's natural features by:

- (a) improving views of natural features as described in Section 3.6 of this Plan;
- (b) reconnecting the street grid to the waterfront and other major natural features where appropriate and feasible;
- (c) creating, improving or encouraging pedestrian and bicycle connections to natural features, including, where appropriate, special landscape features such as stairways or bridges;
- (d) creating, improving or encouraging pedestrian and bicycle routes through or along natural features, and providing appropriate public amenities; and
- (e) seeking to integrate natural features within a comprehensive and well connected open space system, as described in Section 4.1 of this Plan.

3.3 REINFORCING THE STREET PATTERN

New Section
replaces S.1A.46

Council recognizes that public highways, including streets and lanes within City blocks, contribute positively to Toronto's physical form and character in several

important ways. They provide: present and future access throughout the City for vehicles, pedestrians and bicycles; space for public utilities and services; building address; view corridors and sight lines; and amenity for pedestrians. Therefore, it is the policy of Council to ensure that:

- (a) public highways that are streets are not closed to public use, and public ownership of such streets is not conveyed through sale or lease, nor through sale or lease of air rights, or by other means; and
- (b) public highways that are lanes are not closed to public use, conveyed through sale or lease, or by other means, except where such sale or lease results in an improvement in the amount and location of land in public ownership at grade, and in the opinion of Council, does not result in:
 - i) the elimination, for the purposes of private development, of a street or lane space adjacent to a public facility, such as a park, where retention of the street or the potential open space that it represents, is of advantage to the public facility;
 - ii) adverse impacts on the scale and massing of buildings such that the City's stated policies for height, building envelope and light, view and privacy cannot be met; and
 - iii) servicing arrangements which have an adverse impact on City streets.

Where a lane is closed for a minor portion of its width due to circumstances such as a realignment or an existing encroachment, and the function of the lane is retained, this policy shall not apply.

3.4 AREAS OF SPECIAL IDENTITY

New Section
replaces S.1A.40

Council may designate areas, streets and parts of streets as Areas of Special Identity in Part II of this Plan in order to:

- (a) define Council's development objectives for areas and streets that are subject to forces of change and likely to experience substantial redevelopment in the future; and/or
- (b) conserve and strengthen areas and streets with unique and significant built form or landscape qualities, or noteworthy civic, historic or open space roles, having specific regard for:
 - i) characteristic patterns of street, block, lot layout and building type;
 - ii) consistent relationships of buildings to streets and to other open spaces;
 - iii) consistent size, scale, massing, spacing, and setbacks of buildings;
 - iv) consistent built form qualities, landscape qualities and/or function; and
 - v) the presence of buildings, landscapes or elements of historic, architectural, or civic significance that contribute to the distinctiveness of the area.

3.5 PROMINENT AREAS AND SITES

New Section It is the policy of Council to sustain and enhance well known and highly visible areas, sites, buildings, structures or landscapes that give the City and its neighbourhoods distinctiveness by designating the areas and sites indicated on Map 4 as *prominent areas and sites*. Council may recognize additional prominent sites that are:

- (a) existing landmarks (buildings, structures or landscapes) of physical, cultural or historical note;
- (b) sites prominent because of their proximity to existing landmarks;
- (c) gateway sites notable as points of entry into the City or as sites of transition between distinctive districts of the City;
- (d) sites which terminate major streets or view corridors;
- (e) topographically prominent sites; and
- (f) major intersections in the street grid or between the grid and the City's landscape features.

Council will encourage any development on *prominent areas and sites* to be responsive to the distinctive characteristics of the areas and sites. Council may establish guidelines through an appropriate public process to meet its objectives for the area or site.

3.6 VIEWS AND VISTAS

New Section Council shall encourage the enhancement, preservation and, where possible, the creation of *significant views* and focal points by:

- (a) preserving and enhancing existing views to natural features, particularly the lake, down City streets and across publicly accessible open spaces; and
- (b) designating the views on Map 4 as *significant views*. Council may recognize additional significant views, through Part II plans, such as:
 - i) views of the skyline of the City's Financial District from public open spaces;
 - ii) views along scenic routes designated as such by City Council;
 - iii) views of important public or historic buildings, open spaces, natural features, landmarks and other public destinations.

3.7 MEASURES TO PROTECT AND ENHANCE SIGNIFICANT VIEWS

New Section Council shall establish measures for the preservation, enhancement or creation of significant views which ensure that new buildings or other structures do not obstruct, hinder or detract from designated views along streets and other view corridors, and where possible, to encourage the removal of existing structures over public streets or lanes, particularly those that obstruct, hinder or detract from views to important natural features or public buildings.

3.8 SCENIC ROUTES

New Section Council shall encourage the preservation, enhancement and, where appropriate, the creation of scenic routes. These routes should be on City streets or parts of streets that have an acknowledged and popular scenic quality, the potential for such quality because of their location in or adjacent to landscape features, or that link significant open spaces or landmarks. Council will:

- (a) improve or maintain the general quality of the streetscape and landscape on these routes and give priority to placing utility wires underground in these locations; and
- (b) ensure that the routes offer comfortable access and amenity for the enjoyment of pedestrian, bicycle and automobile users.

3.9 PUBLIC BUILDINGS AND PUBLIC PLACES

New Section Council shall encourage new public buildings of broader significance to be sited in ways, and in locations, which support their public status by:

- (a) favouring locations, where appropriate, at the termination of a street, at the intersection of major streets, or at the top of a hill; and, where appropriate, promoting a south facing orientation toward the Lake; and
- (b) ensuring that the open spaces related to significant public buildings support their public function; adjacent open areas should provide adequate space for associated public gatherings and form comfortable, high quality settings which enhance the buildings' uses and visual prominence in the City.

3.10 REDEVELOPING LARGE AREAS OF THE CITY

New Section In comprehensive redevelopment areas where a new street and block pattern is being established and/or substantial new building is anticipated, Council shall ensure that development is well-integrated with, and fits comfortably into, the surrounding City. To achieve these aims, Council will seek the provision of good pedestrian, vehicular, and visual connections to adjacent neighbourhoods, natural features, parks and open spaces.

Where new residential neighbourhoods are being developed, particular consideration shall be given to promoting a fine grain of development in order to foster public safety and a sense of community. Council shall encourage typically dimensioned lots and building types that relate to public streets in a pattern characteristic of Toronto, with regular and frequent entrances to residences or shops from the street.

In approving plans for such areas, Council shall define the new public realm for the areas as required, provide for a coordinated approach to the incremental development of the area over time and provide a predictable built form context as the area is redeveloped.

3.11 RE-INTEGRATING AREAS OF THE CITY

New Section Council shall encourage the integration of poorly connected areas of the City with their surroundings through measures such as:

- (a) restoring or establishing traditional street, open spaces and built form patterns that are appropriate to the land use;
- (b) improving the continuity of the local street grid by re-opening closed streets, reconnecting divided streets, creating new streets where there are gaps in the existing grid, or providing pedestrian connections where other methods are not feasible; and
- (c) in the case of large public-use areas, providing well-defined public routes through the sites, and easy access to public destinations within them.

3.12 LOCATION OF BUILDINGS WITH RESPECT TO STREETS AND OPEN SPACES

New Section
replaces S.1A.41 In order to reinforce the City's existing street and open space patterns, Council shall encourage:

- (a) the street level and lower portions of new buildings to be aligned parallel to the street, where appropriate;
- (b) buildings located on corner sites to be sited and massed in ways that acknowledge the intersection of the adjoining streets; and
- (c) buildings located along the edges of major parks and open spaces to provide outlook and create a degree of enclosure or definition appropriate to the type of open space they enclose, through their siting, massing and scale.

BUILT FORM

3.13 RELATIONSHIP OF NEW BUILDINGS TO THEIR BUILT FORM CONTEXT

New Section
replaces S.1A.41 Council shall encourage new buildings and structures to harmonize with neighbouring development by:

- (a) ensuring that the siting and massing of new buildings is appropriate in relationship to neighbouring development; and
- (b) encouraging compatibility of design consistent with the objectives of Section 5 of this Plan where new developments are proposed for sites adjacent to, or integrated with, existing listed or designated historic buildings, streetscapes, or landscapes.

3.14 BUILDING SETBACKS, HEIGHTS AND DENSITIES

New Section
replaces S.1A.41
and S.1A.44 It is the policy of Council that the siting and massing of new buildings should provide an appropriate degree of continuity and enclosure to the street spaces that the buildings frame. The massing of the buildings should respect the existing street proportions and provide transition between areas of differing development intensity. Adequate sunlight access and sky views, and comfortable wind conditions should be

maintained or improved in the streets and public open spaces surrounding buildings. To achieve these objectives, Council may:

- (a) establish consistent minimum and maximum setbacks from the property line, where appropriate;
- (b) define maximum desirable building heights at the street edge;
- (c) require the upper portions of buildings to be massed, if necessary, to ensure comfortable street level conditions; and
- (d) establish maximum density limits that, in concert with other built form and siting controls, result in appropriate building mass.

3.15 LOCATION OF BUILDING ENTRANCES

New Section
replaces S.1A.41

Council shall encourage building entrances to be located and designed in a manner that enhances the public realm. For reasons of public safety and convenience, primary entrances to buildings and complexes should be clearly visible and located on a public street frontage. Access from sidewalks and other public open areas to public and commercial buildings and parks should be convenient and direct, with minimum changes in grade.

3.16 PRIVACY STANDARDS

New Section

Council shall seek to ensure adequate privacy conditions for dwelling units, dwelling rooms and outdoor living areas in *Mixed Commercial-Residential Areas*. To achieve this objective, Council shall use its available powers to establish appropriate setbacks from property lines and building faces, so that important windows and walls are adequately separated, and overlook conditions are avoided.

3.17 PARKING AND SERVICING

New Section

Council shall encourage the efficient integration of service facilities into new developments in order to minimize disruptions to the safety and attractiveness of the adjacent public realm. To achieve this objective, Council shall use its available powers and take whatever additional actions are necessary to:

- (a) retain or expand existing lanes and, where appropriate, create new lanes to facilitate service functions. Where service laneways do not exist, the internalization of service functions within blocks shall be encouraged, with access from the secondary streets;
- (b) encourage the integration of automobile and service entrances into building facades in order to reduce the perceived impact on pedestrians of their appearance and scale; and
- (c) require, where possible, the consolidation of driveways that cross pedestrian rights-of-way in order to reduce any disruption to pedestrian movement and to maintain pedestrian safety on sidewalks.

3.18 DESIGN OF AT-GRADE PARKING FACILITIES

New Section
replaces S.7.15

In order to enhance the quality, animation and safety of the public realm, Council shall discourage the construction of private and development-related at-grade parking lots and structures. Where this is not feasible or practical, Council will require parking facilities to be located at the rear of buildings at grade, except where it is possible and feasible to locate the parking below grade. Council will attempt to ameliorate the impact of existing at-grade parking lots and structures by:

- (a) giving consideration to the phasing out of existing above-ground parking structures as redevelopment opportunities occur;
- (b) giving consideration to the phasing out of existing street level lots over time; and
- (c) encouraging landscaping, fencing, and other appropriate treatments for surface parking lots in order to improve the appearance of the lots and to contribute to the visual continuity of the street edge, provided that the safety and security of the public inside the lot and on adjacent streets is maintained.

THE PEDESTRIAN ENVIRONMENT

3.19 SAFETY IN DESIGN

New Section

Council shall promote safety and security in public places, including streets, open spaces, and the public parts of buildings. To encourage public safety and security for all persons, but with particular attention to women, children and persons with special needs, Council will:

- (a) ensure that public safety and security are important considerations in City approvals of buildings, streetscaping, parks and other public and private open spaces;
- (b) encourage the design and siting of new buildings to provide visual overlook and easy physical access to adjacent streets, parks and open spaces, and to allow clear views to parks and open spaces from the street; and
- (c) improve existing streets, buildings, parks, and other publicly accessible areas, where existing conditions do not promote public safety and security.

3.20 PEDESTRIAN CIRCULATION

New Section
replaces S.1A.47(b)

Council will improve pedestrian access and ease of movement in City streets and open spaces by:

- (a) extending the existing street level *pedestrian walkways* system as shown on Map 7 and in other areas that Council considers appropriate. Council may pass by-laws in such areas excluding from the calculation of permissible density that portion of a building used for at-grade interior pedestrian walkways; and
- (b) ensuring that pedestrian routes are designed and maintained in an efficient and uncluttered manner, consistent with Section 8.27 of this Plan.

3.21 PEDESTRIAN AMENITY

New Section
replaces S.1A.45(b)

Council will seek to ensure that streets and other public open spaces are comfortable and animated, and offer varied activities, amenities and experiences to pedestrians. To achieve these objectives, Council will:

- (a) implement well-designed, coordinated improvements to sidewalks and boulevards on important pedestrian streets and publicly accessible open spaces, including: pedestrian rights-of-way and other walkways; setbacks adjacent to public sidewalks; and, where appropriate, laneways;
- (b) establish guidelines for consistent streetscape designs which incorporate matters such as appropriate paving, planting, lighting, street furniture and signs;
- (c) encourage the placement of utility wires underground;
- (d) encourage the portions of buildings adjacent to the street to relate to the street in accordance with Section 3.15; and
- (e) encourage building ventilation systems to be located to minimize noise and exhaust in pedestrian areas.

3.22 PROMOTING STREETS FOR PEDESTRIAN ACTIVITY

New Section
replaces S.1A.45(a)

Council shall promote the street as the primary public space for pedestrians and discourage any alternatives which displace street activity and vitality. In particular, Council shall prohibit the construction of elevated pedestrian walkway connections and other overhead structures above public rights-of-way, and, where possible, will seek the removal of existing overhead structures.

3.23 EXTENSIONS TO THE UNDERGROUND PEDESTRIAN SYSTEM

New Section
replaces S.1A.47(a)

In order to ensure that the existing underground walkway system in the downtown continues to supplement and not detract from the street as the primary place for pedestrian activity, Council shall approve extensions to the underground pedestrian system only if the following criteria are met:

- (a) the street level pedestrian realm above the extension is comfortable and diverse, and pedestrian traffic along the street and along the route of the underground connection is sufficient to maintain an active environment along both the public sidewalk and the new connection; in order to help to ensure this, the building(s) linked by the underground connection shall use a minimum of 60 percent of their frontage for street-related retail and service uses which are directly accessible from the sidewalk;
- (b) the proposed extension is connected to the existing underground pedestrian network, or is directly adjacent to a subway entrance;
- (c) where the addition is immediately adjacent to a subway station, the development provides a direct connection between the subway station and the public sidewalk at the street; and
- (d) the hours of public use in the underground extension, at minimum, coincide with the hours of operation of the public transit system.

3.24 GUIDELINES FOR IMPROVING UNDERGROUND WALKWAYS

New Section It is the policy of Council that the existing underground pedestrian system, and any future extensions to it, shall be safe, pleasant and accessible. In order to achieve this objective, Council shall seek to implement the following guidelines to improve the existing system and shall require compliance with these guidelines in the development of any future extensions to the system:

- (a) providing better access for all users;
- (b) reinforcing visual connections between the street and the underground;
- (c) increasing public amenities such as washrooms, seating, telephones, maps, and natural light;
- (d) ensuring that the dimensions of walkways are attractive and comfortable;
- (e) improving visibility and orientation by maximizing lines of sight along walkways, and providing a comprehensive system of signs to clearly identify routes;
- (f) improving the lighting, ventilation, and acoustic qualities of the system; and
- (g) creating visual interest in materials, colours, and finishes; and providing public art, displays and exhibits.

3.25 WIND SPEED LEVELS AND PEDESTRIAN COMFORT

New Section
replaces S.1A.48 Council shall seek to protect pedestrians from the negative effects of wind induced by buildings. To this end, Council may establish wind speed standards for the City's public places which:

- (a) define acceptable wind speeds in public open spaces, including streets and parks, which permit comfortable walking and sitting; and
- (b) establish the size, bulk and height of new development for which wind testing would be warranted and may be required.

Council will also seek to reduce the effect of existing high wind speeds in important pedestrian areas through the provision of remedial elements, such as landscaping, screens, sheltered walkways and canopies.

3.26 SUNLIGHT ON PARKS AND IMPORTANT PEDESTRIAN STREETS

New Section
replaces S.1A.48 Council shall seek to ensure that new development does not detract from sunlight availability on parks and important pedestrian streets in the City. For those *streets and parks subject to sunlight standards* shown on Map 5, Council shall use its powers to regulate building heights, siting and massing to seek to ensure that:

- (a) on such streets, sunlight standards are met requiring five or three hours of sunlight (around solar noon) on one sidewalk during the period of March 21 to September 21, as specified on Map 5;
- (b) on any park shown on Map 5, sunlight standards are developed that are based on the use of the park and its built form context and that new development be required to meet these standards.

3.27 WEATHER PROTECTION

New Section
replaces S.1A.47(d)

Council shall seek to provide pedestrians with protected passage and to this end shall:

- (a) identify streets or parts of streets, and edges to open spaces where at-grade continuous weather protection systems, such as building overhangs, canopies, colonnades, or awnings are desirable. Council shall seek to ensure that such systems are incorporated in new development at these locations; and
- (b) ensure that pedestrian weather protection systems support the relationship of the building to the adjacent street or open space and provide passages of comfortable height and width to allow for ease of pedestrian movement; and that they are safe, durable, easy to maintain and integrated with building design.

Michel Caron



PARKS AND OPEN SPACE

GENERAL PRINCIPLES

4.1 CREATING AN OPEN SPACE SYSTEM

New Section replaces S.5.1, 5.2 and part of 5.3 Council will develop and will encourage the development of a significant system of *parks* and open spaces throughout the City, connected by continuous paths suitable for use by pedestrians, cyclists and skiers. The *Toronto Islands*, *High Park*, the *ravines*, the *Eastern Beaches*, the *Western Beaches*, the *Outer Harbour Headlands*, together with the areas and routes designated as *Open Space* on Map 1 and the linked networks of *regional*, *district*, and *local parks*, shall form the essential elements of the parks system. Council will seek to augment this system with additional *parks* and linkages and will co-ordinate efforts to create a system of linked open spaces with other municipalities and agencies, such as the Metropolitan Toronto and Region Conservation Authority, in order to encourage the creation of a regional system of continuous open space.

4.2 CORRIDORS IN OPEN SPACE SYSTEM

New Section Council will seek to create green routes along corridors such as defunct rail lines and rail line setbacks for use by pedestrians, cyclists and skiers as well as landscaped streets as part of a continuous open space system.

4.3 LOCAL AND DISTRICT PARKS

Existing S.5.4 Council may create *local* and *district parks* and open spaces in locations other than those designated as *Open Space* on Map 1 to this Plan, in accordance with the policies of this Section and provisions of Part II of this Plan.

4.4 SEEK PUBLIC AND PRIVATE SECTOR CO-OPERATION

New Section replaces S.5.3 Council will seek the co-operation of private owners and public authorities and agencies who own land in areas designated as *Open Space* to achieve the development of these *parks* and open spaces and the routes which connect them.

4.5 RETENTION AND ACQUISITION OF OPEN SPACE LANDS

New Section replaces S.5.5 In the areas designated as *Open Space* on Map 1, no City-owned land will be disposed of, and Council will acquire land and encourage the acquisition of land by other public agencies, wherever possible, to complete the open space network, with an emphasis upon obtaining lands which comprise major natural features. Where sites for new *parks* and open spaces are being considered, a criterion in the site selection process shall be the ability to provide a link to areas designated as *Open Space*.

4.6 RETENTION OF PUBLIC LANDS FOR OPEN SPACE

New Section replaces S.5.7(a) In the areas designated as *Open Space* on Map 1, Council shall discourage the sale, or lease of lands now owned by any government, crown corporation, public board,

commission or agency to private interests, in order to safeguard the future development of an open space system. Where public lands designated as *Open Space* are in use for other than *parks* and open space purposes, Council shall encourage their use for *parks* and open space purposes.

4.7 ACCESS POINTS TO OPEN SPACE

New Section Major access points to *Open Space* will be clearly and attractively signed and located to maximize access.

4.8 DESIGNATION OF PRIVATE LAND AS OPEN SPACE

Existing S.5.7 (b) Where any lands designated as *Open Space* are in private ownership, this Plan does not indicate that this land will necessarily remain as open space indefinitely, nor shall it be construed as implying that areas designated as *Open Space* are free and open to the general public or will definitely be purchased by any municipality. If proposals to develop any such lands that are in private ownership are made and a municipality or public agency or board does not wish to purchase such lands in order to extend or maintain the *Open Space* system, then an application for the redesignation of such land for other purposes will be given due consideration by the City, insofar as such redesignation is consistent with the policies of this Plan.

DESIGN OBJECTIVES FOR OPEN SPACE

4.9 HIGH STANDARD OF DESIGN; LOCAL PARTICIPATION IN PARK DESIGN

New Section Council shall provide and maintain a high standard of design in existing *parks* and *Open Space* to promote user comfort, safety, enjoyment, accessibility, and a sense of nature. New *parks* and *Open Space* shall be sited and designed to promote these qualities. Furthermore, Council shall encourage the participation of anticipated users in determining both the type of *park* to be created and the design of each *park*.

4.10 SITING PARKS FOR EASY ACCESS

New Section It is the policy of Council that *parks* and open spaces be located close to public streets, bicycle paths and pedestrian routes in order that they may be easily viewed and entered by the public. *Parks* are to be designed in a manner that readily identifies them as part of the public realm and which provides ready physical access to facilities for all members of the public.

replaces S.5.27
and 5.28

4.11 VARIETY OF PARKS FOR YEAR-ROUND USE

New Section Council shall provide a variety of types of *parks* throughout the City that are designed for year-round active and passive recreational uses for local user groups.

replaces S.5.27,
5.28 and 5.29

PARKS STANDARDS

4.12 STANDARDS FOR LOCAL AND DISTRICT PARKS OUTSIDE OF THE CENTRAL CORE

Existing S.2.12(a) The policy of Council in acquiring lands for *district* and *local parks* except in the *Central Core*, is directed to obtaining:

- (a) 0.6 hectares per 1,000 population for all persons whose place of residence is more than 0.4 kilometres walking distance from a *regional park*;
- (b) *local parks* at a distance of not greater than .4 kilometres for all persons whose place of residence is not within 0.4 kilometres walking distance of a *regional park*; and
- (c) *district parks* at a distance not greater than 3 kilometres for all persons whose place of residence is not within 0.4 kilometres walking distance of a *regional park*.

4.13 STANDARD FOR REGIONAL PARKS

Existing S.2.12(c) Council will encourage the Municipality of Metropolitan Toronto to provide *regional parks* at a standard of two hectares per 1,000 population, including the provision of new *parks* to serve those areas of the City which are beyond five kilometres from a *regional park*.

4.14 PARKS STANDARDS IN THE CENTRAL CORE

New Section
replaces S.5.21
and 5.23(b) The policy of Council in acquiring lands for *district* and *local parks* in the *Central Core* is directed to:

- (a) obtaining .6 ha. per 1000 residents and .3 ha. per 1000 employees; and
- (b) siting *district* and *local parks* so that every place of residence or employment is within 200 metres walking distance from either a local park, district park, or a regional park.

POLICIES FOR THE CENTRAL AREA

4.15 PROVISION OF COMMON OUTDOOR SPACE IN THE CENTRAL AREA

New Section
replaces
S.1A.45(c) Council may pass by-laws requiring the provision of *common outdoor space* on lots in the *Central Area* which are developed or redeveloped, in whole or in part, for non-residential purposes in order to increase the amount of area available for pedestrian amenities including: planting, public seating and other functional open space adjacent to pedestrian areas.

4.16 PARKS ACQUISITION PRIORITIES IN THE CENTRAL CORE

New Section
replaces
S.5.30(a) Council will seek, wherever possible, to create new public *parks* in the areas shown as *Parks Acquisition Priority Areas* on Map 6 of this Plan. Notwithstanding the parks development priorities shown on Map 6, Council, by resolution, may adjust its priorities in order to ensure that an adequate *parks* system will be made available in conjunction with the development of new housing and places of employment in the *Central Core*.

4.17 CRITERIA FOR CENTRAL CORE PARKS SITES

New Section Council in considering the conveyance to the City of Toronto of lands for *parks* and recreation purposes within the areas of the *Central Core* shown as *Parks Acquisition Priority Areas* on Map 6 to this Plan, shall have regard for matters such as:

- (a) the appropriate size and location necessary to create the type of *park* needed in the area;
- (b) sun and wind conditions which are in accordance with the standards adopted by Council for user comfort;
- (c) a high standard of public accessibility, safety, visibility, aesthetics and utility; and
- (d) wherever possible, a pedestrian linkage to streets, walkways, and other spaces to facilitate the creation of a connected open space system.

PARKS IMPLEMENTATION OBJECTIVES

4.18 PARKS LEVIES ON LARGE SITES

New Section It is the policy of council for lands proposed for development or redevelopment for residential purposes greater than or equal to 1 hectare in size, to require the conveyance of up to one hectare of land for *parks* and public recreation purposes for every 830 units, or the payment of cash equivalent, to be used exclusively for *parks* and public recreation purposes. The standard of one hectare per 830 units approximates the existing City parks standard of .6 hectares per 1,000 residents.

4.19 REPLACING LOST PARKLAND

Existing S.5.6(a) Where City-owned parkland is to be used for another public purpose, an equivalent area of land will be acquired. Preference will be given to acquiring such equivalent area of land in the immediate vicinity but such area of land may be acquired at an alternative location which is deficient in *parks*.

Notwithstanding the provisions of this Section, Council may pass by-laws to close existing parkland so that said lands may be used for the extension or widening of a public lane without acquiring an equivalent area of land for park purposes.

4.20 PROVIDING PARKLAND FOR SOCIAL HOUSING

New Section Council shall take appropriate actions to provide, and encourage other levels of government to contribute to, public *parks* and public recreation facilities at the approved Plan standard for residents of *social housing* in the City of Toronto.

4.21 ADDRESSING PARKS DEFICIENCY WHEN APPROVING RESIDENTIAL DEVELOPMENT

New Section It is the policy of Council that prior to approval of a rezoning application under Section 34 of the Planning Act, 1991, for residential purposes, where the subject lands are in an area which is *park* deficient under adopted City standards, or would become *park* deficient as a result of the subject and other known applications, Council shall consider how, within a reasonable timeframe, the *park* deficiency will be rectified.

4.22 CAPITAL EXPENDITURES PLAN FOR PARKS

New Section Council shall adopt a capital expenditures plan for *parks* and public recreation development which sets out priorities and financial requirements for *parks* and establishes a timetable for obtaining and improving *parks* and public recreation facilities.

4.23 ADDITIONAL PARKLAND BY LEASING OR CONVEYANCE

Existing S.5.51 (a) In order to augment the City's park resources in the *Central Area*, Council will encourage the conveyance or lease to the City of land to be used for *park* purposes in excess of the amount of land which may be required to be conveyed to it under The Planning Act.

4.24 CRITERIA FOR BY-LAWS UNDER SECTION 4.23

Existing S.5.51 (b) Where the grantor or lessor of lands conveyed or leased to the City for *parks* purposes pursuant to Section 4.23 owns an abutting parcel which comprises a lot, Council may pass by-laws to permit buildings to be erected on the *lot* at up to the maximum density or densities that would have been permitted if the conveyance or lease of the land to the City had not been made and that land had been incorporated in the *lot*, provided that:

- (a) the land which is conveyed or leased to the City to be used for *park* purposes is at least 1 300 square metres in size, or is made up entirely of *water's edge lands* and is in excess of the amount of land which may be required to be conveyed to the City under The Planning Act;
- (b) the conveyance or lease to the City of such lands does not reduce the required amount of *recreation space* in relation to such buildings; and
- (c) the conveyance or lease provides that, where the land conveyed or leased to the City for *park* purposes is no longer required by the City for those purposes, and where the lessor or a person deriving title through or under the lessor resumes possession, or where the land is conveyed to the grantor or other person, such land shall be deemed to be incorporated into the parcel comprising the *lot* upon which the buildings referred to in this Section have been erected, for the purpose of calculating the maximum permissible density of the buildings on the *lot*.

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HERITAGE POLICIES

GENERAL POLICIES

5.1 HERITAGE PRESERVATION A PRIORITY

New Section
replaces S.1.1(g)
and 1A.42(a)

It is the policy of Council to encourage the preservation and conservation of those sites, buildings and structures, including monuments and bridges, which are of architectural and/or historical importance. Sites will be interpreted in this Section to include archaeological sites and artifacts and other cultural remains contained therein, as well as landscapes of architectural and/or historical significance.

5.2 CITY-WIDE HERITAGE CONSERVATION PLAN

New Section Council shall adopt a *Heritage Conservation Plan* for the City which will include provisions for buildings, structures and sites.

5.3 PUBLIC AWARENESS OF HERITAGE CONSERVATION

New Section Council shall promote awareness of heritage conservation programs among the general public through education and the dissemination of publications directed at both the owners of heritage buildings and sites and the general public.

5.4 HERITAGE DESIGNATION

New Section
replaces S.1.1(h)

It is the policy of Council to designate buildings, structures and sites of architectural and/or historical importance pursuant to the Ontario Heritage Act, and take all necessary steps to ensure their preservation and conservation.

5.5 HERITAGE CONSERVATION DISTRICTS

New Section
replaces S.1.1(h)

It is the policy of Council to designate *Heritage Conservation Districts* within the City on the basis of appropriate studies and, to take all necessary steps to encourage preservation and conservation of the heritage buildings, structures and sites, including all areas in the public domain, within such districts.

In designating a *Heritage Conservation District*, Council shall first define such area as a *Heritage Conservation District Study Area*, and direct that a study of the proposed district be undertaken. Once completed, the study will form the basis of the *Heritage Conservation District Plan*. Council may proceed to designate all or part of the area by by-law as a *Heritage Conservation District* and shall use its powers of review and regulation to implement the objectives of the *Heritage Conservation District Plan*.

5.6 RE-USE OF HERITAGE PROPERTIES

New Section It is Council's policy when selecting buildings to accommodate the need for additional space for City departments and agencies, to give consideration to the re-use of buildings of architectural and/or historical importance.

5.7 USE OF HISTORIC BUILDING ELEMENTS IN NEW CONSTRUCTION

New Section In those cases in which all other avenues for preservation have been exhausted, Council shall advocate the re-use of historic building elements in new construction so as to preserve the handiwork of past craftsmen and conserve resources and energy. For the avoidance of doubt, it is Council's policy not to grant additional density in exchange for the incorporation of historic building elements in new development.

5.8 PRESERVING ARCHAEOLOGICAL SITES AND LANDSCAPES OF HERITAGE SIGNIFICANCE

New Section Council shall encourage the preservation of historic landscapes and archaeological sites which provide unique opportunities to understand the City's earlier inhabitants. Council will seek authority from the Province to control and protect landscapes of architectural and/or historical importance and preserve archaeological sites and the artifacts and cultural features contained therein. It is the policy of Council to seek the establishment of programs and incentives for the conservation of historic landscapes and archaeological sites.

DENSITY AND USE REGULATIONS FOR HERITAGE BUILDINGS

5.9 DENSITY EXEMPTIONS FOR PROPERTIES DESIGNATED UNDER THE ONTARIO HERITAGE ACT

New Section
replaces
S.1A.42(b)

Notwithstanding Sections 13.2, 13.8, 13.10, and 13.12 of this Plan, as the case may be, and subject to Section 13.13(a)(v), Council may, upon application by the *owner* of a *lot* located in a *Mixed Commercial-Residential Area* in the *Central Area*, or in the *Financial District*, which contains a building or structure designated by Council as being of historic or architectural value or interest under Part IV, or included in a *Heritage Conservation District* designated under Part V of the Ontario Heritage Act R.S.O. 1990, pass by-laws to permit the exclusion of the *gross floor area* of the designated building or structure, or portion thereof, which is retained in the new development, from the calculation of the maximum permissible density of the new development on the *lot*, provided that:

- (a) where only a portion of the designated building or structure is retained, such portion contains the features of historic or architectural value or interest for which the building was designated;
- (b) Council is satisfied that the relationship between the designated building or structure, or portion thereof, and the proposed development will be such that the quality, character and three-dimensional integrity of the designated building or structure or portion thereof, will be respected and that the new development will have a height, massing and design which provides acceptable sunlight and wind conditions on adjacent public rights of way and open spaces;
- (c) Council shall not enact such by-laws unless detailed plans as required under Section 41 of the Planning Act for the new development, incorporating the heritage property, are approved concurrently;
- (d) the *gross floor area* excluded does not exceed the amount specified below for the area in which the *lot* is located:

- i) 0.5 times the area of the lot in *Low Density Mixed Commercial Residential Areas*;
 - ii) 0.75 times the area of the lot in *Medium Density Mixed Commercial Residential Areas*;
 - iii) 1.0 times the area of the lot in *High Density Mixed Commercial-Residential Areas A*;
 - iv) 1.125 times the area of the lot in *High Density Mixed Commercial-Residential Areas B*; and
 - v) 2.0 times the area of the lot in the *Financial District*; and
- (e) the retention, maintenance, and use of the designated building or structure, or portion thereof, are secured by the City by an appropriate legal agreement.

5.10 COMMERCIAL USES IN DESIGNATED HERITAGE PROPERTIES IN RESIDENCE AREAS AND MAIN STREETS

New Section

Notwithstanding any other provision of this Plan, Council may, upon application by the owner of a lot located in a *Medium* or *High Density Residence Area* in the *Central Area*, or a *Main Street* as shown on Map 8 of this Plan, which contains a building or structure designated by Council as having historic or architectural value or interest under Part IV, or included in a *Heritage Conservation District* designated under Part V of the Ontario Heritage Act, R.S.O. 1990, pass by-laws to permit some or all of the *gross floor area* of the designated building or structure, or the portion thereof which is retained in a new development, to be used for *commercial* purposes, provided that:

- (a) the maximum permitted *gross floor area* to be used for commercial purposes shall not exceed the *gross floor area* of the building to be retained or the maximum total *gross floor area* permitted on the lot, whichever is less;
- (b) where only a portion of the designated building or structure is retained, the maximum permitted *commercial gross floor area* shall not exceed the *gross floor area* retained and such portion shall contain the features of historic or architectural value or interest for which the building was designated;
- (c) Council shall not enact such by-laws unless detailed plans as required under Section 41 of the Planning Act for the new development, incorporating the heritage building, are approved concurrently;
- (d) the retention, maintenance and use of the designated building or structure or portion thereof are secured by the City by an appropriate legal agreement; and
- (e) Council is satisfied that the quality, character and three-dimensional integrity of the designated building or structure will be respected.

5.11 DENSITY TRANSFER FOR HERITAGE BUILDINGS USED FOR PERFORMING ARTS

New Section
replaces
S.1A.42(d)

Notwithstanding Sections 13.10 and 13.12 of this Plan, on applications by:

- (a) the *owner* of a lot (hereinafter called the donor lot) located in the *Central Core* and located either within a *High Density Mixed Commercial-Residential Area* south of

Grosvenor Street, or within the *Financial District*, which *lot* includes a designated property within the meaning of the Ontario Heritage Act, on which property is erected a building having historic or architectural value or interest which the *owner* proposes to restore for use or continued use as a centre primarily for the purposes of accommodating performing arts (which building is hereinafter called the 'historic centre'); and

- (b) the *owner* of another *lot* located in the Central Core and located either within a *High Density Mixed Commercial-Residential Area* south of Grosvenor Street or within the *Financial District* (hereinafter called the receiving *lot*).

Council may pass by-laws applicable to the donor *lot* and to the receiving *lot*, respectively, the effect of which is to:

- i) reduce the maximum *commercial gross floor area* which is permitted to be erected and used on the donor *lot* by by-laws passed in conformity with this Plan; and
- ii) increase the maximum amount of *commercial gross floor area* otherwise permitted by this Plan to be erected and used on the receiving *lot* by this Plan, by equivalent amounts, up to an amount in each case which shall not exceed the *commercial gross floor area* which, immediately prior to the date of adoption by-laws pursuant to this Section, was permitted to be erected or used on the donor *lot*, but excluding from the calculation of the existing *gross floor area*, the amount of the *commercial gross floor area* contained within the historic centre immediately prior to the date of adoption of such by-laws, provided that:
 1. Council is satisfied that the *owner* of the donor *lot* will expend the proceeds of the sale of the floor area permitted to be transferred, as soon as is reasonably practicable to do so, to defray the whole or part of the cost of acquisition and/or restoration of the historic centre, or of the whole or part of the cost of acquiring additional land on which to erect and/or the cost of erecting additional facilities to be used in connection with the use of the historic centre primarily as a centre for the performing arts;
 2. the maximum *commercial gross floor area* permitted on the receiving *lot* resulting from by-laws passed pursuant to this Section shall not in any case exceed the total maximum *gross floor area* permitted in the area or district in which the receiving *lot* is located.
 3. Council has regard for the compatibility of the development which may be erected and used on the receiving *lot* with development which is or may be located adjacent thereto;
 4. a by-law shall not be passed under this Section in a case where a by-law applicable to either the donor *lot* or the receiving *lot* previously has been passed under Section 5.9, nor shall a by-law be passed under Section 5.9 where a by-law previously has been passed under this Section, applicable to either the donor *lot* or the receiving *lot* as the case may be; and
 5. the matters herein set out have been secured by an appropriate legal agreement.

5.12 DENSITY TRANSFER POLICY FOR HERITAGE BUILDINGS WITH SIGNIFICANT OPEN SPACES

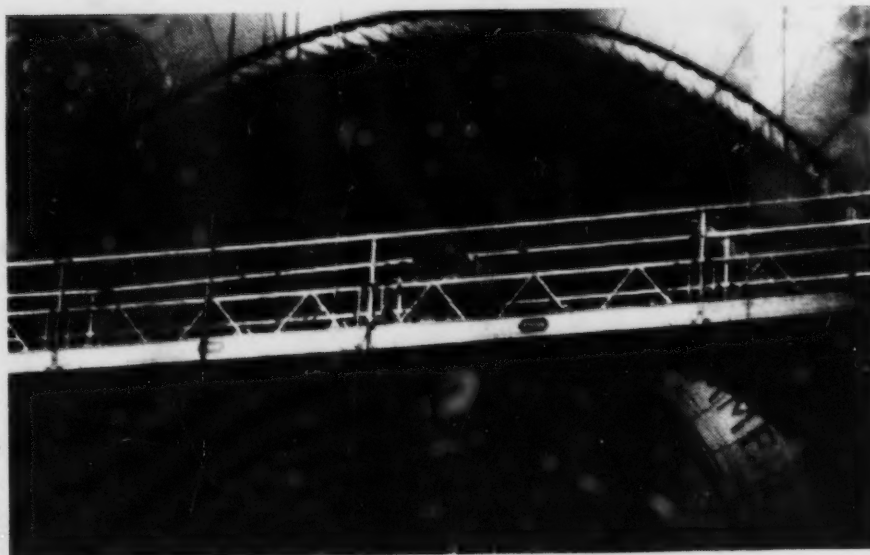
New Section Notwithstanding Sections 13.8, 13.10, and 13.12 of this Plan, on application by:

- (a) the *owner* of a *lot* (hereinafter called the *donor lot*), shown in whole or in part on Map 6 as *Heritage Buildings With Significant Open Spaces*, which is also a designated property within the meaning of the Ontario Heritage Act, on which is erected a building having historic or architectural value or interest, and which also contains a significant publicly accessible heritage open space; and
- (b) the *owner* of another *lot* or *owners* of other *lots* located in the *Central Core* and located either within a *Medium* or *High Density Mixed Commercial-Residential Area* or the *Financial District* (hereinafter called the receiving *lot* or *lots*);

Council, at its discretion, may pass by-laws applicable to the donor *lot* and to the receiving *lot* or *lots* to permit *residential* and/or *non-residential gross floor area* which is permitted to be erected and used on the donor *lot* by by-laws passed in conformity with this Plan to be transferred and erected and used on the receiving *lot* or *lots*, provided:

- i) the by-law reduces the maximum *residential* and/or *non-residential gross floor area* permitted to be erected and used on the donor *lot* by an amount not to exceed the difference between the total *gross floor area* permitted on the *lot* immediately prior to the passing of a by-law pursuant to this Section and the existing *gross floor area* contained in the buildings to be retained;
- ii) the by-law increases the maximum *residential* and/or *non-residential gross floor area* otherwise permitted to be erected and used on the receiving *lot* or *lots* by by-laws passed in conformity with this Plan by an amount which in total does not exceed the amount permitted to be transferred from the donor *lot* by subsection (i) above;
- iii) where any *non-residential gross floor area* is proposed to be transferred, the maximum *non-residential gross floor area* permitted to be erected on any receiving *lot* by a by-law passed pursuant to this Section shall not exceed the total *gross floor area* otherwise permitted by this Plan in the area or district in which the *lot* is located;
- iv) where *residential gross floor area* or a combination of *residential* and *non-residential gross floor area* is proposed to be transferred, the sum of the *residential* and *non-residential gross floor area* of any building permitted to be erected on a receiving *lot* by a by-law passed pursuant to this Section may exceed the maximum total *gross floor area* otherwise permitted on the *lot* by this Plan, but shall generally not exceed such maximum by more than the amount specified below for the area or district in which the *lot* is located:
 - 1. 0.75 times the area of the *lot* in *Medium Density Mixed Commercial-Residential Areas*;
 - 2. 1.0 times the area of the *lot* in *High Density Mixed Commercial-Residential Areas A*;

3. 1.125 times the area of the lot in *High Density Mixed Commercial-Residential Areas B*; and
 4. 2.0 times the area of the lot in the *Financial District*.
- v) Council is satisfied that public access to the heritage open space is secured through conveyance or appropriate legal agreement;
 - vi) Council is satisfied that the owner of the donor lot will expend the proceeds of the sale of the floor area permitted to be transferred to defray the cost of restoring and maintaining the historic building, and that prior to passing by-laws to effect any transfer, the owner shall have established an irrevocable, dedicated fund for the on-going maintenance of the heritage open space and building;
 - vii) Council has regard for the compatibility of the development which may be erected and used on any receiving lot and is satisfied that:
 1. the development that will result on any receiving lot will comply with the physical form objectives contained in Section 3 of this Plan and in by-laws passed pursuant to this Plan; and
 2. the resulting development will be consistent with the general intent of the Plan and with the objectives for the area in which the receiving lot is located;
 - viii) the matters set out herein have been secured by an appropriate legal agreement; and
 - ix) a by-law shall not be passed under this Section in a case where a by-law applicable to either the donor lot or the receiving lot has been previously passed under Section 5.9, nor shall a by-law be passed under Section 5.9 in a case where a by-law has previously been passed under this Section, applicable to either the donor lot or the receiving lot.



Vince Pietropaolo

HOUSING

GENERAL POLICIES

6.1 HOUSING GOALS

New Section
replaces S.2A.1

The housing goals of Council are:

- (a) to provide decent housing to all residents in a suitable living environment;
- (b) to provide a range of housing types to meet the needs of all residents, including *affordable housing* for low and moderate income residents;
- (c) to preserve and improve existing housing and existing residence areas; and
- (d) to provide housing which is accessible to people with disabilities and that provides appropriate support services.

6.2 HOUSING OBJECTIVE

New Section
replaces S.1A.19
and 2A.2(a)

It is Council's objective to provide the opportunity for 45,000 new dwelling units to be built within the City by 2001, 35,000 of which should be located within the *Central Area*.

6.3 AFFORDABLE HOUSING TARGETS

New Section
replaces S.1A.19
and 2A.2(a) and (b)

Council's long-term housing target is that 22,500 new dwelling units built by 2001 within the City should be *affordable housing*, 17,500 of which should be located within the *Central Area*; and that at least one-half of the new *affordable housing* units should be provided for residents who require rent-geared-to-income assistance.

6.4 BALANCE BETWEEN LOW AND MODERATE INCOME HOUSING

New Section
replaces
S.2A.2(b)

In seeking to achieve its *affordable housing* production targets, Council will promote a balance in the production of such housing between low income households and moderate income households.

6.5 AREA-RELATED HOUSING POLICIES IN PART II

Existing S.2A.4

Council may, in Part II Amendments to this Plan, adopt area-related housing policies based on study of the social, physical and economic conditions of an area, having regard to its goals and targets. Area-related housing policies may specify mixes of various housing types, resident income mix, criteria relating to the form of new housing production, criteria for housing-related *community services and facilities*, and where appropriate, may make provision for area specific measures to help achieve specified housing goals.

6.6 CO-ORDINATION OF HOUSING UNDER GOVERNMENT PROGRAMS

Existing S.2A.6

Council will act to co-ordinate the delivery of all housing produced within the City under government programs.

ACQUISITION, ALLOCATION AND DEVELOPMENT OF LAND FOR HOUSING

6.7 PRIORITY TO NON-PROFIT PRODUCERS IN ALLOCATION OF CITY LAND

Existing S.2A.7

It is the policy of Council to assist in the implementation of its long and short term housing objectives and targets through utilizing a mix of, and assembling land for, a variety of appropriate housing producers. Council shall give priority to public and private non-profit producers in the allocation and disposal of such land, provided that no land on which housing was erected at the date of its acquisition by the City by expropriation for housing purposes, shall be disposed of by the City other than for purposes outlined in Council's housing policy as prepared and amended from time to time.

6.8 ACQUISITION OF LAND BY COUNCIL

Existing S.2A.8

In order to achieve the goals and targets of its long-and-short-term housing policies, Council may acquire land and/or buildings in any area of the City for housing purposes, either directly or through its housing corporation.

In deciding on specific sites, Council will consider a study of the appropriateness of housing in the particular area in which the land and/or buildings are to be acquired. Such study shall have regard for the environmental suitability, availability of residence-related services and facilities, proximity to public transportation and distinguishing physical, social and economic characteristics of the area in question and surrounding areas. Lands may be acquired in areas not designated by way of this Plan for *residential* purposes, but Council shall not construct housing on such land until a study recommending appropriate amendments to this Plan is considered by Council.

6.9 PRODUCTION OR ACQUISITION OF HOUSING BY HOUSING CORPORATION OR COUNCIL

Existing S.2A.9

It is the policy of Council to take direct action to ensure that its short and long-term *affordable housing* targets are met and to the extent that those targets cannot be met by other producers and programs, Council, either directly or through its housing corporation, will:

- (a) produce new housing for individuals and families of *low-to-moderate income*, and
- (b) acquire, improve and/or convert existing houses for individuals and families of *low-to-moderate income*.

6.10 PROCEDURE FOR DEVELOPMENT BY HOUSING CORPORATION

Existing S.2A.10

It is the policy of Council that its housing corporation shall only construct buildings which comply with City by-laws, and where the corporation applies for the enactment of an amendment to the Zoning By-law, that it comply with the same procedures with respect to notice and hearing as apply where any other owner makes such an application, provided that in so doing the corporation involves the general public and affected residents as soon as possible in the preparation of a proposal for development of a *social housing* project.

6.11 PRIORITY OF ALLOCATION OF SOCIAL HOUSING

Existing S.2A.11 It is the policy of Council that *social housing* units, provided either directly by the City or by its housing corporation, should be made available on a priority basis to *low-to-moderate income* individuals and families who reside in the general area of the City in which such housing is located, and further, it is Council's policy to encourage other levels of government and agencies which provide *social housing* to adopt a similar policy consistent with their objectives and policies as established from time to time.

6.12 USE OF PUBLIC LAND FOR HOUSING

Existing S.2A.12 with modifications It is the policy of Council that, in the event of the disposal of lands located within the City and owned by various levels of government, any boards, agencies, commissions or government-related *institutions*, Council will consider the desirability of developing such lands for *affordable housing*, and where appropriate, shall encourage the development of said lands for such housing as a priority.

AFFORDABLE HOUSING**6.13 REQUIREMENT FOR 25 PERCENT AFFORDABLE HOUSING IN NEW DEVELOPMENT**

New Section It is the policy of Council that in new development containing a major residential component, at least 25 percent of the new units shall comprise *affordable housing*. For the purposes of this Section, a major development is one which is large enough to permit a portion of the site or the project to be assigned as an *affordable housing* component, and such component would constitute, in the opinion of Council, a viable non-profit scheme. Council will use all of its available powers to implement this policy, including its zoning authority pursuant to the Planning Act, its powers under the City of Toronto Act, including its powers to enter into *social housing agreements*, subdivision control, or any other mechanism or authority granted through any general or special legislation.

HOUSING FOR FAMILIES**6.14 REDESIGNATION OF NON-RESIDENTIAL LAND FOR RESIDENTIAL PURPOSES**

New Section replaces S.1A.19 In authorizing the redesignation of non-residential lands for residential purposes, it is Council's policy, subject to Sections 7.4 and 7.13 of this Plan, to require that at least one-quarter of all new housing provided within such lands be provided in the form of *housing suitable for families with children*.

RESIDENTIAL INTENSIFICATION**6.15 RESIDENTIAL INTENSIFICATION**

New Section In order to accommodate future demand for housing in the City, it is Council's objective to encourage *Residential Intensification*, as defined in the 1989 Provincial Policy Statement: Land Use Planning for Housing. The development of new housing

units through new construction, conversion, infill and redevelopment shall be considered within the intent of the land use policies and regulations contained in this Plan or in Part II of this Plan.

6.16 CONVERSION, INFILL AND ACCESSORY APARTMENTS

New Section It is the policy of Council to promote the provision of *new residential units* or accommodation where otherwise permitted by this Plan:

- (a) by administering and participating in programs intended to encourage creation of rooming houses, and *accessory apartments*, and conversion of non-residential structures to residential use; and
- (b) by encouraging *infill* development on vacant or underdeveloped *lots*.

PRESERVATION OF HOUSING STOCK

6.17 RETENTION AND CONSERVATION OF PRIVATE RENTAL HOUSING

New Section It is Council's goal to encourage retention and conservation of the existing stock of private rental housing. Accordingly, Council shall:

- (a) discourage demolition, conversion, and renovation which in Council's opinion is undesirable, and the severance of *rental property*, or any part thereof, as defined in the Rental Housing Protection Act, 1989; and
- (b) strictly apply the Rental Housing Protection Act, 1989, Council's condominium conversion policy and any other applicable legislation in considering applications to demolish, convert, renovate or sever *rental property* or any part thereof.

6.18 CONDOMINIUM CONVERSION

New Section
replaces S.2A.13 It is the policy of Council that conversion to condominium of duplexes, triplexes, and all other buildings originally constructed to provide one or more rental apartments is premature and against the public interest, until the vacancy rate for private apartments across Metropolitan Toronto, as reported in the Canada Mortgage and Housing Corporation annual rental market reports, regularly returns to at least 2.5 percent.

6.19 DEMOLITION PERMITS NOT TO BE ISSUED

Existing S.2A.14 It is the policy of Council not to issue demolition permits for the demolition of *residential property* containing dwelling units where, pursuant to The Planning Act, it is lawful to refuse their issuance, and where, in the opinion of Council:

- (a) such demolition is not to be followed within a reasonable period of time either by new development on the lot which contains the *residential property*, or by the reuse of the *lot* in accordance with the Zoning By-law; or
- (b) such demolition would result in:
 - i) the loss of *residential property* or dwelling units in good structural repair; or
 - ii) the loss of *residential property* or dwelling units which serve a necessary social housing need; or

- iii) the undue hardship of relocation upon the occupants of the building to be demolished.

HOUSING FOR PEOPLE WITH SPECIAL NEEDS

6.20 MAKING HOUSING ACCESSIBLE TO ALL

- New Section It is Council's policy to seek to ensure that all new housing developments are accessible to people with disabilities and furthermore, to ensure that a proportion of all housing in *social housing* developments is accessible or adaptable to people with disabilities, in keeping with the proportion such people represent in the total population in the City.

6.21 RESIDENTIAL CARE AND CRISIS CARE FACILITIES

- New Section It is Council's policy to encourage the adequate provision of *residential care facilities* and *crisis care facilities* wherever residential uses are permitted.

6.22 INTEGRATED HOUSING FOR PERSONS WITH SPECIAL NEEDS

- New Section It is Council's policy to support integrated housing for persons with special needs such as the homeless and rooming house tenants, who can live independently in existing communities and neighbourhoods with limited support services.

6.23 HOUSING FOR HOMELESS PERSONS

- New Section Council will help provide permanent housing options and access to needed social services for homeless persons. Towards this end, Council will:
- (a) collaborate with and provide direct continuous, support for community based agencies assisting homeless persons;
 - (b) initiate projects aimed at helping meet the housing and social service needs of persons who are marginally housed, as well as those living on the streets or using hostels; and
 - (c) co-operate with community based agencies in advocating that other levels of government ensure the provision of special services that homeless persons need.



David Smiley

COMMUNITY SERVICES AND FACILITIES

GENERAL PRINCIPLES

7.1 A GENERAL COMMUNITY SERVICES AND FACILITIES POLICY

New Section replaces S.14(a) and (b) It is the policy of Council to encourage the timely provision of an appropriate range of community services and facilities in the City, particularly during the planning approval of development, to meet the needs of present and future residents and workers on a local basis.

7.2 DEVELOPING COMMUNITY SERVICES AND FACILITIES STRATEGIC PLANS THROUGHOUT THE CITY

New Section replaces S.2.14(a) and (b) It is the policy of Council that Community Services and Facilities Strategic Plans will be developed with the participation of local residents, local boards and service agencies, for geographic neighbourhoods of the City such as those undergoing Part II Plans. A Community Services and Facilities Strategic Plan will consider, but not be limited to:

- (a) a needs assessment which will identify service deficiencies and determine service priorities;
- (b) community service standards where such standards are available;
- (c) appropriate and flexible service delivery models;
- (d) details of the required facilities;
- (e) preferred locations for the community services and facilities;
- (f) appropriate City resources that could be used to facilitate the provision of the required services and facilities;
- (g) those agencies, local boards and other levels of government that will be responsible for ensuring the provision of the necessary services;
- (h) the anticipated timing and phasing in of the new facilities; and
- (i) the area of need.

7.3 IMPLEMENTING COMMUNITY SERVICES AND FACILITIES STRATEGIC PLANS

New Section It is the Policy of Council that prior to approval of a rezoning for a building containing *residential* uses, in an area which is currently deficient, or would become deficient in *community services and facilities* as a result of the subject and other known applications, Council shall consider how, over a reasonable timeframe, the *community services and facilities* deficiency can be rectified.

7.4 LOCATING FAMILY HOUSING NEAR COMMUNITY SERVICES AND FACILITIES

Existing S.1A.22 It is the policy of Council that *housing suitable for families with children* be located within and adjacent to existing *residential* areas and within new *residential* and *Mixed*

Commercial-Residential Areas where, in the opinion of Council, the level of *community services and facilities* and other residence-related functions is adequate.

OBTAINING COMMUNITY SERVICES AND FACILITIES

7.5 ADDITIONAL DENSITY FOR COMMUNITY SERVICES AND FACILITIES

New Section
replaces S.1A.35

Notwithstanding any Section of this Plan prescribing permissible densities, but subject to Section 13.13 (a)(v), Council may pass by-laws to permit buildings containing *community services and facilities*, alone or in combination with other permissible uses, having a *gross floor area* in excess of that otherwise set out in this Plan, provided that:

- (a) such additional *gross floor area* is used only for the purpose of one or more *community services and facilities* and, together with any additional *gross floor area* permitted by Section 10.8, does not exceed 10 percent of the total *gross floor area* permitted on the lot; and
- (b) any space secured for *community services and facilities* through the use of this policy shall:
 - i) be made available for these purposes, at a nominal rent;
 - ii) be in a visible and accessible location; and
 - iii) be in accordance with the findings of a community services and facilities needs assessment for the area with respect to priority for occupancy, or be an identified high priority need throughout the City.

7.6 USE OF CITY RESOURCES

New Section

In order that existing community service and facility deficiencies in neighbourhoods be addressed, it is the policy of Council to consider using appropriate City resources, such as City grant programs, and the use of its property for these purposes.

7.7 COMMUNITY SERVICES AND FACILITIES THAT ARE DISPLACED

New Section

The impact of development on displacing existing community services and facilities should be considered as part of the planning for all redevelopments within the City, and all best efforts should be made to retain community services and facilities in their existing locations, or relocate such facilities to suitable locations within the new development or area.

7.8 LOCAL COMMUNITY USE OF COMMUNITY SERVICE AGENCY SPACES

New Section

It is the policy of Council to encourage all existing community service agencies to make space available within their facilities for local community use at a nominal cost.

7.9 AMENITY SPACE IN RESIDENTIAL BUILDINGS

New Section

It is the policy of Council that every significant new multiple-unit residential building include shared indoor amenity space and adjacent shared outdoor amenity space for use by residents of the building for social and recreational purposes.

DAYCARE

7.10 PLANNING FOR DAYCARE

New Section It is the policy of City Council to encourage and facilitate the development and provision of licensed, non-profit daycare services throughout the City. Council shall further encourage the inclusion of a daycare facility in all new City-initiated developments, including community and recreation centres and large *social housing* developments.

7.11 THE CITY'S ADVOCACY ROLE FOR DAYCARE

New Section It is the policy of Council to advocate to senior levels of government to:

- (a) allocate sufficient funds to ensure that all eligible families in the City of Toronto receive subsidies for licensed daycare services;
- (b) allocate sufficient funds for capital construction and start-up grants for new and expanding daycare facilities in the City of Toronto; and
- (c) ensure that the funding guidelines and procedures for *social housing* enable the inclusion, where appropriate, of daycare facilities and other *community services and facilities* in new non-profit housing developments.

SCHOOL FACILITIES

7.12 SCHOOLS ARE A COMMUNITY RESOURCE

New Section Council recognizes that schools are an integral community resource which serve as learning institutions, socio-cultural centres, and a source of valuable community space.

7.13 SCHOOL FACILITIES WHERE FAMILY HOUSING PROVIDED

Existing S.1A.23
with modifications It is the policy of Council, in passing by-laws to permit *residential* and *mixed commercial-residential* buildings in areas considered appropriate for family housing, that a component of *housing suitable for families with children* be encouraged. Prior to passing such by-laws, Council shall seek the advice of the Toronto Board of Education and the Metropolitan Separate School Board as to the adequacy of school facilities to accommodate the anticipated number of elementary and secondary school students generated by such development.

7.14 CO-OPERATION WITH THE BOARDS OF EDUCATION

Existing S.1A.24
with modifications It is the policy of Council to seek the co-operation of the Toronto Board of Education, the Metropolitan Separate School Board, and the Metropolitan Toronto School Board in obtaining the commitment of the boards and the Ministry of Education to provide adequate school facilities for new family housing areas.

7.15 PLAY SPACE AND HEALTH AND SAFETY CONCERNS ON SCHOOL SITES

New Section Council shall seek to ensure that grade-related outdoor play space for students is planned and provided for when developing new and existing school sites and that health and safety concerns of school children and staff are considered in the siting of school facilities.

7.16 LAND FOR SCHOOLS FACTOR IN REGULATING USE AND DENSITY

Existing S.2.11(a) Requirements for land for new schools or for the expansion of existing schools will be given priority when Council is considering the enactment of any by-law or by-laws regulating the use of land and/or the maximum permissible *gross floor area* of buildings.

7.17 ACQUISITION OF LANDS FOR SCHOOLS

Existing S.2.11(b) with modifications Council recognizes that school boards apply specific locational and operational principles and standards in assessing the suitability of land for new school sites or the expansion of existing schools and, accordingly, shall to the extent possible, assist the boards in securing lands which meet their requirements. Whenever possible, land will be acquired that is occupied by legal non-conforming uses, unoccupied or partly unoccupied buildings or by buildings or uses the removal of which would enhance adjacent *Residence Areas*.

7.18 SHARED USE OF SCHOOLS, PARKS AND PUBLIC OPEN SPACE

New Section It is the policy of Council to encourage and promote the shared use of schools, parks and public open space.

LOCAL SERVICES

7.19 LOCATION OF POLICE, FIRE, WORKS AND HYDRO

Existing S.2.14(c) with modifications Council shall acknowledge that buildings and yards providing services, or for the protection of people and property, such as police and fire stations, works and street yards, and hydro-electric transformer stations, be located as much as possible with regard to their operational requirements and to minimize any negative impacts on adjacent uses or areas.

SAFETY

7.20 PLANNING FOR A SAFER CITY

New Section It is the goal of Council to promote a City where all people can safely use public spaces, day or night, without fear of violence, and where people are safe from violence.

Accordingly, Council shall adopt development guidelines respecting issues of safety and security and shall apply those guidelines in its review of development proposals.

SPECIAL NEEDS**7.21 PLANNING FOR OLDER PEOPLE AND PEOPLE WITH DISABILITIES**

New Section
replaces S.1.1(i)
and (j)

It is the policy of Council to provide programs, services and amenities which support the independence of older people and people with disabilities and encourage their integration in the community.

Council will adopt policies and goals for housing, transportation, health, recreation, community services and facilities, and public works that will promote the provision of appropriate services for older people and people with disabilities.

All organizations shall be encouraged to make their facilities and programs accessible to older people and people with disabilities.

Vince Pietropaolo



TRANSPORTATION

GENERAL PRINCIPLES

8.1 INTEGRATION WITH REGIONAL PLANS

Existing S.7.1 Council will encourage as far as possible the integration of the City's transportation plan and the overall Metropolitan and regional transportation plans to facilitate the proper operation of various regional functions as a whole, including those of the City.

8.2 DEVELOPMENT TO BE ENCOURAGED AT TRANSIT-SERVED LOCATIONS

Existing S.7.2(a) with modifications Notwithstanding any other provisions of Section 8, Council shall encourage the integration of transportation and development in the region to provide for development to be focused at locations served by a full range of transportation services, predominantly modes of public transit, so as to avoid undue reliance on transportation by the private automobile.

8.3 DISCOURAGING AUTOMOBILE COMMUTING TO THE CENTRAL AREA

New Section replaces S.7.2(b) It is the policy of Council to discourage further measures which would facilitate the use of automobiles for commuting into the *Central Area*. Any growth in trip volumes during the rush hours in the peak-direction across the *Central Area Cordon* should be accommodated without increases in the number of automobiles by encouraging the greater use of other modes of travel, principally public transit, and by undertaking measures to limit peak-period automobile volumes where appropriate.

8.4 REDUCING OVERALL AUTOMOBILE USE

New Section It is the policy of Council to support, in principle, the objective of reducing the overall use of the conventional private automobile from present-day levels and to take appropriate measures towards this end as acceptable automobile reduction strategies are developed.

8.5 MOVEMENT OF GOODS

New Section It is the policy of Council, in recognition of the importance of an efficient goods movement system to the health of the City's economy, to give appropriate weight to the consideration of the need to move goods, products and other materials in the resolution of transportation issues.

8.6 THE ROLE OF HOUSING INTENSIFICATION

New Section It is the policy of Council, subject to the other policies and objectives of this Plan, to encourage housing development in the *Central Area* to, among other things, substitute for the need to build costly additions to the transportation system to bring more commuters into and out of the *Central Area*.

PUBLIC TRANSIT

8.7 FUTURE CONSIDERATION OF NEW SUBWAY

New Section It is the policy of Council that future decisions respecting the addition of major, new rapid transit lines of subway-type capacity to serve the *Central Area* should only be made once the need for a line has been adequately studied and established.

8.8 DESIGN OF NEW ROUTES

New Section It is the policy of Council that plans for proposed rapid transit lines be required to address adequately community and environmental concerns, and to take full advantage of the physical design opportunities that such facilities bring to the areas upon which they have an impact, including opportunities for rehabilitation or conservation initiatives.

8.9 PUBLIC TRANSPORTATION FOR PEOPLE WITH DISABILITIES

New Section It is the policy of Council to encourage improving and extending public transportation services in order to provide an equitable level of public transportation services for people with disabilities.

8.10 SUBWAY IMPROVEMENTS

New Section It is the policy of Council to support appropriate measures to increase the capacity and reliability of the existing TTC subway system.

8.11 LOCAL SURFACE TRANSIT PRIORITY

New Section It is the policy of Council to enhance and protect the local service aspects of TTC surface routes and Council will oppose measures which, in the pursuit of other broader or regional objectives, undermine local public transit in the *Central Area*

8.12 SURFACE TRANSIT IMPROVEMENTS

New Section It is the policy of Council to support measures to increase the capacity, enhance the attractiveness and improve the operational efficiency of surface transit (streetcar, trolley and diesel bus) routes serving the *Central Area*. Such measures should include, but not be limited to, the consideration of:

- (a) reserved transit lanes;
- (b) priority for transit vehicles at traffic signals;
- (c) improved fare collection methods;
- (d) improved access to and shelter at transit stops;
- (e) premium and express transit services; and
- (f) additional routes and connections.

8.13 GO RAIL AND UNION STATION

New Section It is the policy of Council to support the expansion of existing GO Rail services to the *Central Area* and to confirm the primary role of Union Station as a passenger rail facility.

8.14 REGIONAL TRANSIT INTEGRATION

New Section It is the policy of Council to encourage greater fare and service integration between the TTC and GO Transit systems and to support a more coordinated approach to the provision of transit services at the regional level.

8.15 TRANSPORTATION GATEWAYS IN THE GTA

New Section It is the policy of Council to support the Provincial initiative to promote the development of "transportation gateways" in selected locations throughout the Greater Toronto Area (GTA) to act as focal points in the regional transportation network which serve to attract people to and distribute them from major transit facilities and thereby encourage a greater overall use of transit by people travelling within and between regions in the GTA, including the City's *Central Area*.

8.16 REGIONAL PASSENGER RAIL SYSTEM

New Section It is the policy of Council to support measures that give greater priority to the use of existing rail corridors in the Greater Toronto Area for passenger movement.

8.17 AIRPORT LINK

New Section It is the policy of Council to support the development of a rapid transit link between the Central Area and the Toronto International (Lester B. Pearson) Airport.

ROADS AND AUTOMOBILE USAGE**8.18 NO NEW EXPRESSWAYS**

New Section It is the policy of Council that no new expressways or extensions to existing
replaces S.7.7 to 7.10 expressways be built within the City.

8.19 GARDINER EXPRESSWAY DISMANTLING STUDY

New Section It is the policy of Council to support and cooperate in the study of the proposal to dismantle the elevated, central section of the F. G. Gardiner Expressway, including transportation alternatives and their land use and economic implications.

8.20 TRAFFIC MANAGEMENT

New Section It is the policy of Council to support traffic management measures designed to make better and more efficient use of the existing *Central Area* roads and which are aimed primarily at benefiting transit riders, cyclists and pedestrians. Such measures should include, but not be limited to, the consideration of:

- (a) the types of transit priority measures referred to in this Plan;
- (b) increased traffic and on-street parking regulations, and enhanced enforcement;
- (c) improved traffic signal system;
- (d) encouraging the provision of off-street loading and courier facilities;
- (e) selected intersection improvements;
- (f) encouraging walking and cycling;
- (g) better driver education; and
- (h) improved signage.

8.21 INCREASING AUTOMOBILE-OCCUPANCY LEVELS

New Section It is the policy of Council to promote the more efficient use of the private automobile by supporting measures to increase automobile occupancy levels such as promoting ride sharing and reserving the use of traffic lanes for high occupancy vehicles.

8.22 UNDESIRABLE THROUGH TRAFFIC

Existing S.7.12 It is the policy of Council to take the appropriate steps to protect *Residence Areas* and other areas served by streets other than arterial roads and expressways from truck traffic and undesirable through traffic.

8.23 OFF-STREET SERVICE AND DELIVERY

New Section It is the policy of Council to encourage adequate loading and courier facilities to be provided off-street in conjunction with the development or redevelopment of downtown commercial sites.

PARKING

8.24 PARKING SUPPLY AND LOCATION

New Section
replaces S.7.13
and 7.14 It is the policy of Council that:

- (a) parking will be encouraged where convenient transfer may be made from automobile to public transportation and where the provision of parking facilities would promote the use of rapid transit for travel in the City;
- (b) within the *Central Area*, emphasis will be placed on the provision of adequate short-term parking spaces while recognizing the need for a minimal level of all-day parking facilities;
- (c) in areas of identified parking deficiencies, the Parking Authority of Toronto will be encouraged to provide adequate parking facilities in a manner that is compatible with the surrounding area and consistent with the policies of this Plan, and Council shall facilitate such public works and regulation as is necessary to achieve this objective; and
- (d) the provision of parking for the purposes of subsections (a) and (b) above, will be principally the responsibility of the Parking Authority of Toronto.

8.25 PERIODIC REVIEW OF PARKING STANDARDS

New Section It is the policy of Council to review periodically its parking standards for various land uses and to use its powers of regulation to establish standards for parking which result in parking supplies that are consistent with the needs of the development while not encouraging the use of the private automobile for discretionary commuter trips. In particular, Council will seek to ensure that the parking standards for residential uses are reasonable, and based on expected automobile ownership and parking demand.

CYCLING AND PEDESTRIAN MOVEMENT**8.26 IMPROVEMENTS FOR CYCLISTS**

New Section It is the policy of Council to implement programs which facilitate and support greater and safer use of the bicycle as a mode of transport. Such programs could include:

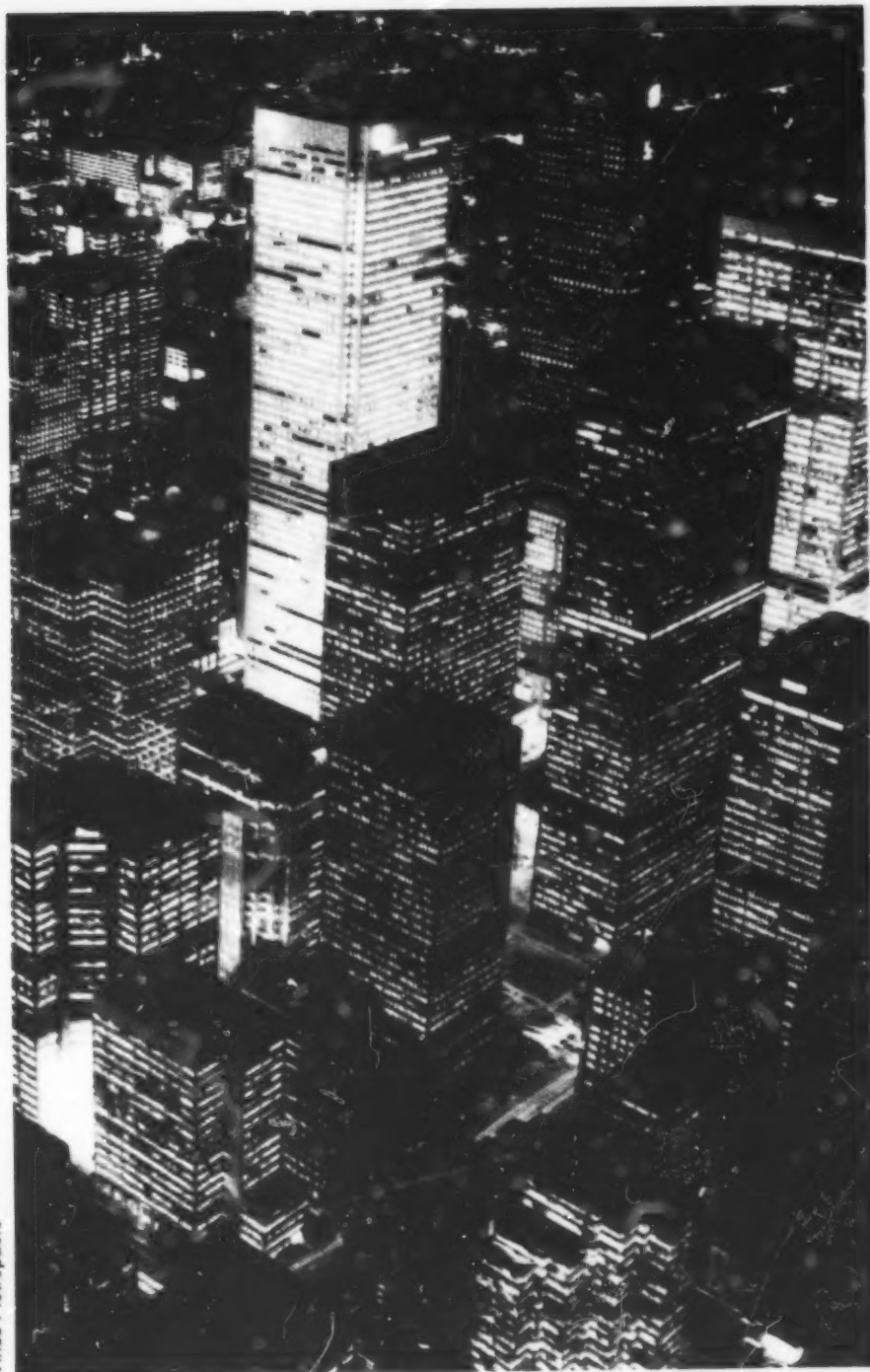
- (a) developing a network of on-street and off-street bike lanes and paths;
- (b) encouraging the development of road design and maintenance standards which reduce the risk of accidents and injuries to cyclists;
- (c) securing bicycling parking facilities at subway and GO stations to encourage combined bicycle/transit trips;
- (d) requiring new major developments to provide secure bicycle parking and, where appropriate, shower/change facilities for bike commuters;
- (e) raising public awareness of the convenience, health and economic benefits of commuter cycling; and
- (f) sponsoring education programs on safe and responsible cycling.

8.27 IMPROVEMENTS FOR PEDESTRIANS

New section It is the policy of Council to support measures to improve the pedestrian environment in a manner which is consistent with Sections 3.21 of this Plan. Such measures could include:

- (a) providing wider sidewalks;
- (b) improving pedestrian conditions for people with disabilities;
- (c) providing more trees and street furniture;
- (d) enhancing pedestrian access to the Waterfront;
- (e) implementing changes to traffic signals to facilitate pedestrian movements;
- (f) providing better weather protection for sections of sidewalks;
- (g) improving lighting; and
- (h) developing an overall plan for the underground pedestrian system, with design guidelines, better signage and improved connections to the surface sidewalk system.

Vince Pletropaulo



ECONOMIC ACTIVITY

GENERAL POLICIES

9.1 IMPORTANCE OF A STRONG ECONOMIC BASE

New Section Council recognizes that achieving the goal of maintaining a healthy and vibrant City depends upon a strong economic base. Accordingly, it is the policy of Council:

- (a) to reinforce existing sectors of the economy;
- (b) to seek to attract appropriate new economic activities; and
- (c) to establish and maintain an environment conducive to future economic growth and prosperity.

9.2 ECONOMIC COMPETITIVENESS

New Section Consistent with Section 9.1 of this Plan, it is the objective of Council to develop and implement a competitive economic development strategy that gives appropriate support and recognition to the full range of employment activities in the City. Included in this strategy would be such initiatives as:

- (a) maintaining a high standard for traditional municipal infrastructure and services such as transportation, water and sewer lines;
- (b) recognizing the importance of other infrastructure and service elements including the need to:
 - i) achieve, subject to the environmental policies of this Plan, a reliable supply of efficient energy sources, including electricity, natural gas, and district heating and cooling;
 - ii) provide telecommunications networks of the highest quality that are delivered as cost effectively as possible, including national and global links through satellite networks;
- (c) providing an expanded support program to promote economic development through such means as: establishing new partnerships with the private sector, educational institutions and labour; providing enhanced economic data and analysis capabilities, and pursuing effective marketing and promotion strategies;
- (d) supporting the role of the City of Toronto Economic Development Corporation (TEDCO) in the development, operation, and renovation of employment-generating sites and buildings; and
- (e) exercising land use planning and other powers to enhance the economic competitiveness of the City.

9.3 ECONOMIC DIVERSITY

New Section Council recognizes that economic diversity is necessary in order to foster a balanced and resilient economy and to promote a range of job opportunities for workers with

a broad range of skills and job qualifications. Accordingly, it is the policy of Council to support a wide variety of economic activities in the City, particularly where these activities supply goods and services that are exported from the City or that are import-substituting. These activities comprise both industrial and service-producing firms and organizations, including:

- (a) financial and business services firms;
- (b) head office operations;
- (c) hospitals and medical research institutions;
- (d) universities and colleges;
- (e) tourism and entertainment related businesses;
- (f) traditional manufacturing firms;
- (g) media and communications activities, including broadcasting, film/video production and publishing;
- (h) fashion and design related activities; and
- (i) Port-related activities.

COMMERCE AND OFFICE POLICIES

9.4 THE SIGNIFICANCE OF THE FINANCIAL DISTRICT

New Section
replaces S.1A.6(a)

It is the goal of Council to strengthen and support the role of the *Financial District* in the regional, provincial and national economies, particularly in the financial services sector. Council regards the *Financial District*, including its appropriate *commercial* extension into the *Railway Lands*, as determined in Part II of the Plan for the *Railway Lands*, as the pre-eminent centre for office *commercial* development in the City, the Metropolitan Area and the Region, providing an ideal location for firms which are most dependent on face to face contact for the efficient conduct of business and accommodating the establishment and expansion of firms which engage in financial services.

9.5 ENCOURAGING EXPANSION OF FINANCIAL SERVICES

New Section

It is the policy of Council to use its powers to foster a high quality business environment capable of supporting the expansion of the financial services sector and to take measures such as improving the reliability and quality of municipal services and infrastructure in the *Central Area* and encouraging other levels of government with responsibility for the provision of needed infrastructure, including the communications grid and transit services, to promote the highest possible level of service.

9.6 LIMITING COMMERCIAL GROWTH TO TRANSIT ORIENTED CENTRES

New Section
replaces S.1A.4

In reaffirming the unique role within the region of the *Central Area's Financial District*, Council also recognizes the need for the appropriate intensification of commercial development throughout the Greater Toronto Area. It is the policy of

Council to support such commercial intensification, in accordance with the policies of this Plan, in nodes and centres within the Greater Toronto Area which are well served by public transit.

9.7 OFFICE AND INSTITUTIONAL DEVELOPMENT IN REGIONAL COMMERCE CENTRES

New Section
replaces S.3.1(b)

In accordance with the policies of this Plan or any Part II of this Plan, the *Central Core* and the *Regional Commerce Centres* at Yonge-Eglinton and Yonge-St. Clair shall be regarded as the major concentrations of office and institutional employment in the City. It is the policy of Council to contain major office commercial development to those designated areas and nodes and to discourage significant commercial development at other locations within the City.

9.8 LIMITED OFFICE AND INSTITUTIONAL USES IN CERTAIN OTHER DISTRICTS

New Section
replaces S.3.1(c)

Council may pass by-laws to permit the development of limited office and *institutional uses* in commercial and *Mixed Commercial-Residential Areas* located outside the *Central Core* provided that such development is consistent with the objectives of:

- (a) encouraging the development of housing in accordance with the other provisions of this Plan;
- (b) maintaining the stability and enhancing the residential amenity of adjacent *Low Density Residence Areas*; and
- (c) further to Section 9.7 of this Plan, discouraging significant commercial development at locations outside of nodes and areas designated by this Plan for major office development.

RETAIL AND SERVICES

9.9 ENCOURAGING A BROAD RANGE OF SHOPPING FACILITIES.

New Section
replaces S.3.1(e)
and 1A.14

It is the policy of Council to encourage the development and preservation of a broad range of shopping facilities in the City of Toronto to serve local residents and employees, the surrounding Metropolitan Region and tourists and visitors, provided that such facilities are compatible with adjacent *Low Density Residence Areas* and consistent with all other policies of this Plan.

9.10 SUPPORTING RETAIL STRIPS.

New Section
replaces OPA
362 and S.3.1(f)

Council shall support the City's existing retail strips as active and economically viable shopping districts, business locations, centres of community activity for its neighbourhoods, and animated public spaces through such measures as:

- (a) encouraging forms of development which enhance the environment, improve shopping functions and provide compatibility with neighbouring buildings through measures such as passing by-laws and designating site plan control areas;
- (b) improving public amenities such as parking facilities, street furniture and landscaping;
- (c) locating public services and facilities supportive of shopping activity in these areas;

- (d) encouraging the organization and functioning of effective business associations in these areas; and
- (e) encouraging the development of housing of a type, density and form that is consistent with the character of the area and compatible with adjacent uses.

9.11 STREET RELATED RETAIL ACTIVITY

New Section It is Council's policy to encourage *street related retail and service uses* in appropriate
replaces S.1A.16 areas of the *Central Core*, *Regional Commerce Centres* and appropriate retail strips and *Main Streets* outside the *Central Core*.

9.12 DENSITY USED FOR STREET-RELATED RETAIL IN SOME DISTRICTS

New Section Notwithstanding any other provisions of this Plan, the maximum *non-residential*
replaces S.3.1(h) *gross floor area* permitted in *High Density Mixed Commercial-Residential Areas* and the *Financial District* under Sections 13.10 and 13.11 of this Plan, shall be reduced by an amount up to .3 times the *lot area* unless provision is made for *street related retail and service uses* in accordance with the policies set out in Zoning By-law 438-86.

9.13 PRIORITY RETAIL STREETS

New Section It is Council's policy to use its powers of regulation and review to ensure that the
development and redevelopment of the *priority retail streets* identified on Map 7, maximizes the frontage available for *street related retail and service uses*. Accordingly, Council may pass by-laws requiring that new developments along *priority retail streets* include *street related retail and service uses*.

9.14 NEW RETAIL DEVELOPMENT

New Section It is the policy of Council to seek to ensure that the location, scale and form of new
replaces OPA 362 retail developments in the City support the objective of retaining its retail strips as active and economically viable shopping districts in accordance with Section 9.10 of this Plan, and are compatible with the surrounding area.

Accordingly, Council may pass by-laws to limit the amount of *non-residential gross floor area* on a *lot* that is used for retail and service commercial purposes in areas where this Plan permits retail and service uses, other than those areas excepted by Section 18.3 of this Plan, to a maximum of 1,800 square metres more than existed on the *lot* on the date of passing such by-law.

Upon application by the *owner* of the *lot*, Council may pass by-laws to permit the use of more than 1,800 square metres of *non-residential gross floor area* for retail and service commercial purposes provided that:

- (a) in the opinion of Council, the proposed development is compatible with the surrounding area with respect to built form, traffic and parking and elements of neighbourhood structure and character, and is consistent with all other policies of this Plan; and
- (b) Council is satisfied that the proposed development will not adversely affect the economic activity of any retail strip.

INDUSTRIAL POLICIES - GENERAL

9.15 RECOGNIZING THE IMPORTANCE OF INDUSTRIAL DEVELOPMENT

New Section
replaces S.4.1

Council recognizes that Toronto's *industrial* base has undergone fundamental changes, both in overall size and in the types of *industrial* operations that seek to locate in a mature urban setting.

The City's industries have evolved from primary production to secondary manufacturing and services to include sectors such as, but not limited to, communications, bio-technology, design, film and fashion. This evolution is expected to continue and *industrial* development strategies will have to be flexible in order to accommodate appropriate new *industrial* uses in the future.

In order to support the City's function as a producer of *industrial* goods and services, maintain economic and social diversity within the City, and retain and enhance *industrial* employment opportunities within the City, it is the policy of Council to:

- (a) encourage the retention and renewal of industry in the City's *industrial* areas;
- (b) enact by-laws in order to reserve appropriate areas of the City for primarily *industrial* uses;
- (c) seek to ensure that sufficient land is available in the City to accommodate existing, new and relocating *industrial* firms, whose operations are suited to a City location;
- (d) review, from time to time, the uses which are classified as *industrial* under the City's Zoning By-law, in recognition of the evolving nature of industry and industrial activity; and
- (e) undertake *industrial* development and promotion initiatives to attract new *industrial* sectors to the City and to make available *industrial* space for emerging *industrial* companies or firms in new *industrial* sectors.

9.16 CONSIDERATIONS FOR VIABLE INDUSTRIAL USES

New Section
replaces S.4.2

In identifying viable *industrial* sectors which are suited to a City location, Council shall have regard for, among other matters, the following:

- (a) the existing locations and concentrations of sectors of *industrial* activity;
- (b) the appropriateness of the stock of urban *industrial* buildings for these sectors; and
- (c) the linkages of *industrial* sectors to the overall pattern of City economic activity.

9.17 DISCOURAGING LOSS OF CITY INDUSTRY

New Section

Council will not consider redesignation of industrially designated land so as to permit any non-*industrial* use in areas designated in this Plan as *Restricted Industrial Area*, *General Industrial Area*, or *Heavy Industrial Area* without first having considered a study of the area undertaken for the purposes of recommending policies for adoption in Part II of this Plan. Council will not effect such redesignation except where it is appropriate in light of the Part II study. Amongst other things, such study shall have regard for:

- (a) the number and types of *industrial* firms and employees in the areas that would be adversely affected;
- (b) the impact on any surrounding *industrial* lands that would not be redesignated; and
- (c) the environmental condition of the lands and the need for soil decommissioning.

9.18 ZONING RESTRICTIONS

Existing S.4.3 In accordance with Sections 9.15 and 9.16 of this Plan, Council shall, subject to the provisions of Sections 9.31 to 9.35, enact amendments to the Zoning By-law, applicable to areas designated *Restricted Industrial Area*, *General Industrial Area*, or *Heavy Industrial Area*, which serve, among other matters, to:

- (a) prohibit *residential* uses; and
- (b) limit *commercial* uses to those which are incidental to *industrial* uses or areas.

9.19 ENVIRONMENTAL IMPACT

Existing S.4.4 Council shall employ its powers and seek the co-operation of other levels of government in order to ensure that industries in the City attain a high standard of performance in terms of environmental protection.

9.20 TRUCK ACCESS

Existing S.4.5 It is the policy of Council to ensure that truck access to *areas designated for industry* is maintained and improved for *industrial* purposes.

9.21 IMPROVEMENT OF TRAFFIC AND LOADING CONDITIONS

Existing S.4.6 It is the policy of Council to seek improvement in *industrial* traffic flows and access to loading facilities within *areas designated for industry* through means such as, but not limited to:

- (a) adopting measures so that streets or lanes may be efficiently used for activities associated with *industrial* operations and that such measures shall have priority over other measures designed to facilitate through automobile traffic, particularly commuter traffic; and
- (b) the opening of new streets and lanes and the widening of existing streets and lanes, where these new and improved routes are to be used predominantly by *industrial* traffic.

9.22 PUBLIC TRANSIT ACCESS

Existing S.4.7 In order to alleviate congestion and the demand for parking in *areas designated for industry*, Council shall seek to ensure that access to such areas by means of public transit is maintained and improved.

9.23 PARKING AND LOADING

Existing S.4.8 It is the policy of Council, in *areas designated for industry*, having regard for the efficient and effective use of land, to encourage the provision of space for long-term

truck parking and an appropriate amount of visitor parking, where required, and to ensure the provision of short-term loading and delivery facilities.

9.24 PARKING FOR EMPLOYEES

Existing S.4.9 with modifications It is the policy of Council, having regard for the proximity of public transit and the provisions of Section 8.4 of this Plan, to facilitate, in *areas designated for industry*, the provision of parking spaces for employees.

9.25 PROGRAMS FOR IMPROVEMENT OF INDUSTRIAL BUILDINGS AND AREAS

Existing S.4.10 In order to protect the viability of existing *industrial* space, it is the policy of Council to encourage the maintenance and functional improvement of *industrial* buildings, and to develop programs designed to assist in the improvement of industrial buildings in *areas designated for industry*. Council will have particular regard to areas containing a large stock of older multi-storey industrial buildings which are particularly suitable for industrial uses and which should be preserved for these purposes.

9.26 MUNICIPAL SERVICES

Existing S.4.11 It is the policy of Council to extend both the range and quality of municipal services provided in *areas designated for industry*.

9.27 SOCIAL SERVICES, PARKS AND RECREATION

Existing S.4.12 with modifications It is the policy of Council to provide or to encourage the provision of social services, *parks*, and recreation facilities in suitable locations in *areas designated for industry*.

9.28 LOCATIONS OF INDUSTRIAL USES

Existing S.4.13 In passing by-laws to permit *industrial* buildings or uses in *areas designated for industry*, *Mixed Industrial-Residential Areas*, and *General Use Areas*, Council shall have regard for:

- (a) the provision of adequate car and truck access and parking and loading facilities; and
- (b) the impact of such *industrial* buildings or uses on the surrounding area in terms of traffic flows, building forms, and relationships to neighbouring buildings or uses.

9.29 LOCATIONS FOR HEAVY INDUSTRIES WHICH NEED CITY LOCATION

Existing S.4.14 In order to recognize the benefits of primary and other industries involved in the processing, recycling, or storage of raw and other materials, which may have a detrimental environmental effect on other industries, Council shall designate land to permit, in *Heavy Industrial Areas*, such new and relocating industries which have a need for a City location, and to permit such existing industries which are in appropriate locations outside *Heavy Industrial Areas*.

RESTRICTED INDUSTRIAL AREAS

9.30 CHARACTER

Existing S 4 17 *Restricted Industrial Areas* shall be regarded as areas containing a limited range of *industrial* uses which are environmentally compatible with adjacent *open space*, *parks* or recreational uses and *residential* or *commercial* areas.

9.31 MAXIMUM DENSITY

New Section
replaces S 4 18 In *Restricted Industrial Areas*, Council, subject to Section 9.28, may pass by-laws to permit:

- (a) *industrial* buildings or uses which have a minimal environmental impact on neighbouring buildings or uses, provided that the *gross floor area* of such *industrial* buildings or uses does not exceed 7.0 times the area of the *lot*; and/or
- (b) *commercial* and/or *institutional* buildings or uses incidental to *industrial* uses or areas; and
- (c) notwithstanding (a) and (b) above, in the *Port Industrial District*, the maximum *gross floor area* of *industrial* buildings or uses shall not exceed 2.0 times the area of the *lot*, the maximum *gross floor area* of ancillary *commercial* and/or *institutional* buildings or uses shall not exceed 0.5 times the area of the *lot* and the maximum *gross floor area* of buildings containing a mix of uses is 2.0 times the area of the *lot*.

Notwithstanding subsection (a) above, Council may establish lower maximum densities than set out in this Section through Part II of this Plan, on the basis of an appropriate study which has considered area specific objectives for uses, urban design, built form and density.

GENERAL INDUSTRIAL AREAS

9.32 CHARACTER

Existing S 4.19 *General Industrial Areas* shall be regarded as areas containing a wide range of *industrial* uses except those which may have a detrimental environmental effect on other *industrial* uses.

9.33 MAXIMUM DENSITY

New Section
replaces S 4.20 In *General Industrial Areas*, Council, subject to Section 9.28, may pass by-laws to permit:

- (a) *industrial* buildings or uses, provided that the *gross floor area* of such buildings or uses does not exceed 7.0 times the area of the *lot*; and/or
- (b) *commercial* and/or *institutional* buildings or uses incidental to *industrial* uses or areas; and
- (c) notwithstanding (a) above, in the *Port Industrial District*, the maximum *gross floor area* of *industrial* buildings or uses shall not exceed 2.0 times the area of the *lot*.

Notwithstanding subsection (a) above, Council may establish lower maximum densities than set out in this Section through Part II of this Plan, on the basis of an appropriate study which has considered area specific objectives for uses, urban design, built form and density.

HEAVY INDUSTRIAL AREAS

9.34 CHARACTER

Existing S.4.21
with modifications

Heavy Industrial Areas shall be regarded as areas which are not located in proximity to *residential* or *commercial* areas and which contain a range of *industrial* uses, including primary and other industries involved in the processing, recycling or storage of raw and other materials, which may have a detrimental environmental effect on other industries. It is the objective of Council, in accordance with Section 9.29, to take steps to ensure that sufficient lands are available within *Heavy Industrial Areas* to accommodate primary and other industries referred to above, insofar as they have a need for a City location.

9.35 MAXIMUM DENSITY

New Section
replaces S.4.22

In *Heavy Industrial Areas*, Council, subject to Section 9.28, may pass by-laws to permit:

- (a) *industrial* buildings or uses having a *gross floor area* of up to 7.0 times the area of the *lot*, provided that Council is satisfied that the passing of such by-laws will not prejudice the objective set out in Section 9.34; and
- (b) notwithstanding (a) above, in the *Port Industrial District*, the maximum *gross floor area* of *industrial* buildings or uses shall not exceed 2.0 times the area of the *lot*.

Notwithstanding subsection (a) above, Council may establish lower maximum densities than set out in this Section through Part II of this Plan, on the basis of an appropriate study which has considered area specific objectives for uses, urban design, built form and density.

MIXED INDUSTRIAL-RESIDENTIAL AREAS

9.36 CHARACTER

Existing S.4.23
with modifications

Mixed Industrial-Residential Areas shall be regarded as areas containing a mix of a wide range of *residential* uses, *community services and facilities*, *street-related retail and service uses*, and those *industrial* uses which are environmentally compatible with adjacent and neighbouring uses.

9.37 ENVIRONMENTAL COMPATIBILITY

New Section
replaces S.4.24
and 4.23

Council shall pass by-laws to restrict *industrial* uses permitted in *Mixed Industrial-Residential Areas* to those which are normally environmentally compatible with adjacent and neighbouring *residential* uses in terms of emissions, odour, noise and generation of traffic, and shall employ its powers of regulation and review and make requirements to ensure the mutual compatibility of uses in *Mixed Industrial-Residential Areas*.

9.38 ZONING TO RECOGNIZE EXISTING PATTERN

Existing S.4.25 In order to recognize the existing pattern of land use in *Mixed Industrial-Residential Areas*, Council shall employ the Zoning By-law in such a manner as to recognize generally existing uses and, upon application therefore, may enact amendments to the Zoning By-law, subject to Sections 9.37, 9.39 and 9.41 of this Plan.

9.39 USES AND MAXIMUM DENSITIES

Existing S.4.26 In *Mixed Industrial-Residential Areas*, Council, subject to Sections 9.28 and 9.41, may pass by-laws to permit:

- (a) *industrial* buildings or uses which are environmentally compatible with adjacent and neighbouring uses, provided that the total *gross floor area* of such *industrial* buildings or uses does not exceed 3.0 times the area of the *lot*; and/or
- (b) buildings containing only *residential* uses, having a total *gross floor area* of up to 2.0 times the area of the *lot*; and/or
- (c) on application therefore by the owner of a *lot*, buildings containing a mix of *industrial* and *residential* uses, having a total *gross floor area* of up to 3.0 times the area of the *lot*, provided that:
 - i) the *gross floor area* of the *residential* component of any such building does not exceed 2.0 times the area of the *lot*;
 - ii) Council is satisfied that such buildings shall provide a satisfactory living environment; and
 - iii) Council is satisfied that the design of such buildings has taken into account factors such as, but not limited to, the appropriate separation of areas of car and truck activity from areas of pedestrian activity; the provision of an adequate number of parking spaces for workers, visitors, and residents; the provision of adequate *residential* amenities; the provision of a satisfactory noise environment for both residents and workers; and the satisfaction of appropriate environmental standards for *industrial* uses contained in such buildings; and/or
- (d) *street-related retail and service uses* of a convenience nature, which are intended to serve the needs of local working or resident populations, alone or in combination with buildings or uses referred to in Section 9.39 (a), (b) and (c), provided that such uses are restricted to the ground floor of such buildings; and/or
- (e) *community services and facilities* alone or in combination with buildings or uses referred to in Section 9.39 (a), (b) and (c).

9.40 CHANGE IN USE

Existing S.4.27 Prior to passing by-laws to permit a change in use, *residential* to *industrial*, or *industrial* to *residential*, in *Mixed Industrial-Residential Areas*, Council shall have regard for:

- (a) the advisability of retaining existing *industrial* buildings or uses in terms of the retention of *industrial* jobs and the retention of *industrial* buildings in good structural condition or which may have architectural or historical merit;

- (b) the advisability of retaining existing *residential* buildings or uses in terms of the policies contained in Section 6, of this Plan, and the standard of structural repair and architectural or historical merit of such buildings;
- (c) the extent to which a change in use would adversely affect the continued compatibility of neighbouring uses, particularly in those areas where identifiable pockets of a consistent use, *industrial* or *residential*, exist;
- (d) the provisions of the appropriate Provincial legislation either governing the issuance of Certificates of Approval for *industrial* uses, or in any other manner regulating the standard of *industrial* performance; and
- (e) those matters as may be set out in Part II of this Plan.

9.41 BUILDINGS DESIGNATED UNDER THE ONTARIO HERITAGE ACT

Existing S.4.28 Notwithstanding the provisions of Sections 9.36 and 9.39 of this Plan, and in order to encourage the preservation of *industrial* buildings designated by Council as having historic or architectural value or interest under The Ontario Heritage Act, Council may pass by-laws in *Mixed Industrial-Residential Areas* to permit, in addition to those uses otherwise permitted by this Plan, *commercial* uses provided that:

- (a) such *commercial* uses are to be located within such buildings; and
- (b) the *commercial gross floor area* of such uses does not exceed 25 percent of the total *gross floor area* of such buildings.

GENERAL USE AREAS

9.42 CHARACTER

Existing S.4.29(a) *General Use Areas* shall be regarded as areas containing a mix of *commercial*, *institutional*, and *industrial* uses, which are environmentally compatible with adjacent and neighbouring uses. Council may permit *residential* uses in such Areas only by way of appropriate study and amendment to this Plan.

9.43 ENVIRONMENTAL COMPATIBILITY

Existing S.4.29(b) Council shall employ its powers of regulation and review and make requirements to ensure the mutual compatibility of uses in *General Use Areas*.

9.44 MAXIMUM DENSITY

New Section replaces S.4.30 Except as otherwise determined through Part II of this Plan, in *General Use Areas*, Council, subject to section 9.28, may pass by-laws to permit:

- (a) *industrial* buildings or uses which are environmentally-compatible with adjacent and neighbouring uses, provided that the total *gross floor area* of such *industrial* buildings or uses does not exceed 3.0 times the area of the lot; and/or
- (b) buildings containing any one or a combination of *industrial*, *commercial* or *institutional* uses, having a total *gross floor area* up to 3.0 times the area of the lot; and

- (c) notwithstanding (b) above, in the *Port Industrial District* the maximum *gross floor area* of any *commercial* and/or *institutional* buildings or uses shall not exceed 1.0 times the area of the *lot* and the maximum *gross floor area* for buildings containing a mix of uses shall not exceed 3.0 times the area of the *lot*.

THE CENTRAL INDUSTRIAL DISTRICT

9.45 TWENTY-FIVE PERCENT COMMERCIAL PERMISSION IN THE CENTRAL INDUSTRIAL DISTRICT

New Section
replaces S.4.32

Notwithstanding the provisions of Sections 9.31 and 9.33 of this Plan, in order to facilitate the construction of new *industrial* buildings, and to encourage the improvement of existing *industrial* buildings for *industrial* purposes, Council may, on application therefore by the *owner* of a *lot* in a *Restricted Industrial Area* or *General Industrial Area* in the *Central Industrial District*, pass by-laws to permit *commercial* uses located within or in addition to an otherwise *industrial* building, provided that:

- (a) the *commercial gross floor area* of such uses does not exceed 25 percent of the total *gross floor area* of the building;
- (b) where any such building is in existence on September 25, 1978, Council is satisfied that substantial improvements affecting the useability of the *industrial* space or operation, including improvements to physical plant and /or space requirements, such as, but not limited to, the installation of fire doors, elevators, wiring systems, plumbing systems, or loading areas, will or have been undertaken and that these form the primary purposes for the enactment of any such by-law; and
- (c) the floor area used for *commercial* purposes is located within an otherwise *industrial* building and is not located in a free-standing, above grade *commercial* building.

9.46 ATARATIRI LANDS TO BE STUDIED

New Section

The *Ataratiri Lands* in the *Central Industrial District* are a public land assembly resulting from a 1988 agreement between the City and the Province to redevelop the area for mainly residential use. The Province cancelled the project in 1992 before a final redevelopment plan was approved. Most of the lands remain under public ownership. In keeping with Section 16.4 and recognizing the aims identified in Section 3.10, it is the intention of Council, in consultation with the Province and other appropriate parties, to undertake a comprehensive planning study of the *Ataratiri Lands*, as shown on Map 1, leading to possible amendments to this Plan and to the Zoning By-law. It is the policy of Council that any such amendments be based on the following principles:

- (a) redevelopment should be based on a street and circulation system, including the possible realignment of Bayview and old Eastern Avenues, which:
 - i) improves local connections to surrounding neighbourhoods;
 - ii) protects new development within the study area from regional traffic while not impeding the flow of this traffic to and from the downtown;

- iii) provides easy pedestrian access among locations within the study area; and
 - iv) promotes walking and bicycling;
- (b) the creation of new streets and blocks should be in accordance with a Plan of Subdivision under the authority of Section 51 of the Planning Act;
 - (c) the physical form of new development should generally include buildings of low and moderate heights that, on average, are consistent with the average building density of the adjacent St. Lawrence Neighbourhood, and are sited and massed to create good microclimatic conditions for pedestrians on public spaces, streets and walkways through all seasons;
 - (d) major new development shall only occur if existing environmental constraints, including soil contamination and the risk of flooding, have been satisfactorily addressed and ameliorated if necessary;
 - (e) mixed-used development should be promoted in the study area, including the introduction of *residential uses*, in a manner which is compatible with the needs of existing local businesses and consistent with sound environmental conditions;
 - (f) subject to (e) above, new *residential* development should be permitted in a manner which promotes the housing goals and objectives of Section 5 of this Plan and responds positively to the Provincial Housing Policy Statement;
 - (g) new residential development should be planned in the context of creating viable neighbourhoods with an appropriate level of *community services and facilities*;
 - (h) new development should recognize and respect the area's history, and significant aspects of the built heritage, including the former Palace Street School known municipally in 1992 as 409 Front Street East, should be conserved; and
 - (i) a major area of public open space should be developed along the west bank of the Don River and be designed to assist in the rehabilitation of the Don River valley, with potential upstream and downstream open space connections.

9.47 INTERIM POLICIES FOR THE ATARATIRI LANDS

New Section Until such time as the Official Plan and Zoning By-law amendments referred to in Section 9.46 are approved, Council may pass by-laws respecting the *Ataratiri Lands* to permit *industrial, commercial or institutional* uses, or a combination thereof, provided the *gross floor area* of any building does not exceed 2.0 times the area of the *lot*.

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THE ARTS

GENERAL POLICIES

10.1 IMPORTANCE OF THE ARTS

New Section Council acknowledges the important contribution made by the arts and the arts community to the quality of life in the City. In particular, Council recognizes that:

- (a) the full range of arts, including, among others, public art, the visual arts, literary arts and the performing arts, contributes substantially to the economic vitality of the City;
- (b) the arts enhance the identity, character and corporate image of the City;
- (c) the strength of the arts in Toronto comes from the culturally diverse expression of its people and communities; and
- (d) the arts can enrich the lives of all the City's residents, workers and visitors.

Accordingly, it is the policy of Council generally to promote, support and encourage the arts and access to the arts.

10.2 ACCESS TO THE ARTS

New Section
replaces S.6.10 It is the policy of Council to ensure that all neighbourhoods and communities within the City have access to arts programs and services by:

- (a) ensuring that City financial assistance for the arts is adequate and is distributed fairly and efficiently, based on consultation with the arts community;
- (b) encouraging other groups and organizations in the City to support the arts, in programs co-ordinated with the City; and
- (c) supporting an increased awareness of the arts among citizens by, among other things, informing the public about arts programs and facilities in the City through municipal recreation, tourism, economic development, marketing and promotional programs and activities.

10.3 CREATIVITY AND EXCELLENCE

New Section
replaces S.6.10 It is the policy of Council to promote a high level of creativity and excellence in the arts by supporting the process of arm's length peer evaluation of artist-initiated activities by appropriate City agencies and commissions.

FUNDING AND EDUCATION

10.4 SUPPORT OF THE ARTS

New Section
replaces S.6.10 It is the policy of Council to expand its support of the arts by:

- (a) considering new funding opportunities for individual artists;

- (b) actively participating in the creation and maintenance of non-profit live/work and work space opportunities for artists; and
- (c) increasing opportunities for artists live/work space through zoning changes, subject to the policies of this Plan, and considering placing such space in publicly and privately planned developments.

10.5 FUNDING SUPPORT

New Section
replaces S 6.10

It is the policy of Council to provide and encourage greater funding support for the arts by:

- (a) considering increasing its cash grants to not-for-profit arts organizations;
- (b) encouraging higher levels of government to not only continue to contribute, but also increase their contributions to the arts; and
- (c) encouraging greater private sector support for the arts

10.6 ARTS EDUCATION

New Section
replaces S 6.10

It is the policy of Council to increase opportunities for quality arts education by:

- (a) advocating for arts education opportunities for all residents;
- (b) strengthening ties among artists, educators and others responsible for arts curricula; and
- (c) promoting increased participation of artists in arts education programs.

ARTS AND CULTURAL FACILITIES

10.7 ARTS FACILITIES

New Section
replaces S 6.10

It is the policy of Council to take measures to protect, develop and augment *arts or cultural facilities*, especially for emerging artists and small to mid-sized arts organizations by:

- (a) considering support measures such as tax remissions, tax grants and rental forgiveness;
- (b) encouraging new facilities required by the arts community on the basis of research establishing specific facility requirements;
- (c) discouraging new development which results in a significant net reduction in the number and quality of *arts or cultural facilities*;
- (d) promoting further acquisition of *arts or cultural facilities* through the broadest possible spectrum of funding sources;
- (e) continuing and augmenting the cultural facilities support fund; and
- (f) increasing access to City-owned facilities by arts organizations.

10.8 ADDITIONAL DENSITY FOR ARTS OR CULTURAL FACILITIES

New Section Notwithstanding any Section of this Plan prescribing permissible densities, but subject to Section 13.13(a)(v), Council may pass by-laws to permit buildings containing *arts or cultural facilities*, alone or in combination with other permissible uses, having a *gross floor area* in excess of that otherwise set out in this Plan, provided that:

- (a) such additional *gross floor area* is used only for the purpose of one or more *arts or cultural facilities* and, together with any additional *gross floor area* permitted by Section 7.5, does not exceed 10 percent of the total *gross floor area* permitted on the lot; and
- (b) any space secured for *arts or cultural facilities* through the use of this policy shall be:
 - i) made available for these purposes at a nominal rent;
 - ii) located in a visible and accessible location; and
 - iii) identified as a high priority need by Council.

10.9 MAJOR CULTURAL FACILITIES

New Section It is the policy of Council to establish a framework which would address opportunities
replaces S.6.10 for securing major *arts or cultural facilities* in particular developments, within the context of Part II Studies that specify area wide objectives.

PUBLIC ART

10.10 COMMITMENT TO PUBLIC ART

New Section It is the policy of Council to increase its commitment to public art by:
replaces S.6.10

- (a) undertaking a comprehensive Municipal Public Art Plan which includes the enhancement of public spaces;
- (b) exploring ways to involve artists from the beginning in planning public art for new development and capital projects;
- (c) documenting the City's public art collection;
- (d) developing a conservation program for the City's public art;
- (e) establishing a program to educate and inform artists and the public about public art in the City; and
- (f) organizing a donor program for public art consistent with the Municipal Public Art Plan.

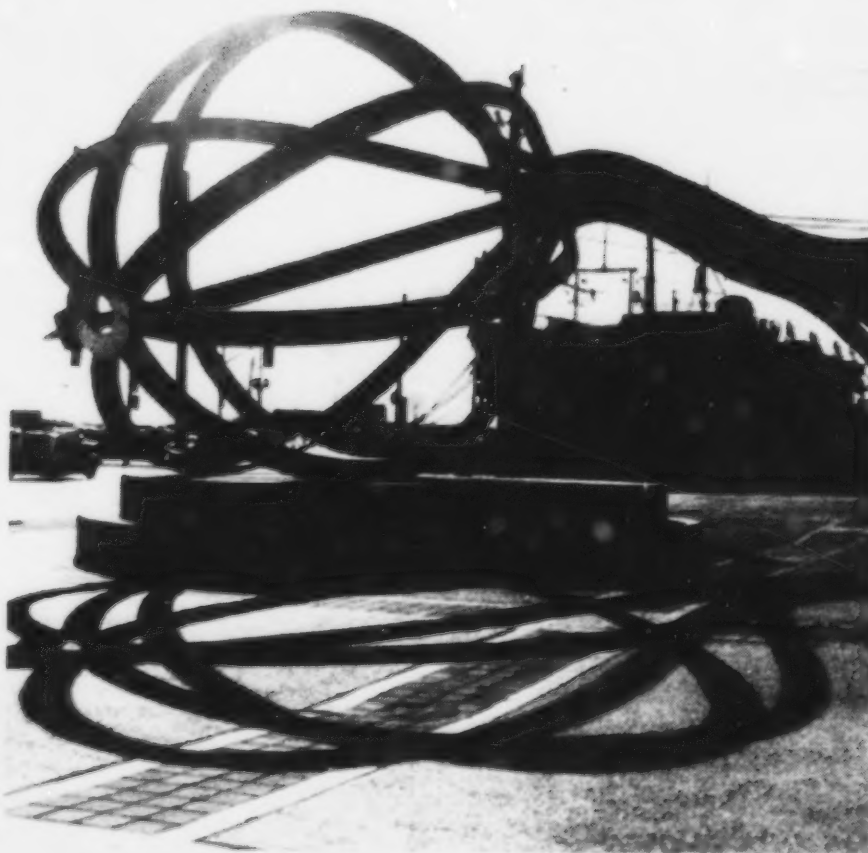
10.11 FUNDING ENHANCEMENT FOR PUBLIC ART

New Section
replaces S.6.10

It is the policy of Council to enhance opportunities for establishing public art by:

- (a) achieving a contribution of public art in all development proposals exceeding 20,000 square metres of *gross floor area* the cost of which is equal to one percent of the project construction costs; and
- (b) increasing City funding for public art to one percent of the annual capital budget.

Vince Pietropaolo



INSTITUTIONAL POLICIES

GENERAL POLICY

11.1 GENERAL INSTITUTIONAL AND LOCAL COMMUNITY SERVICES

New Section
replaces S.1A.29
and 1A.30

It is the policy of Council that *general institutions* which serve City-wide, regional and national populations shall be encouraged to locate in the *University Areas*, *Hospital Area*, and *Queen's Park Government Area* and *Mixed Commercial-Residential Areas* of the *Central Area*. Council shall encourage the location of *community services and facilities* throughout the City to meet the present and future needs of residents, workers and visitors on a local area or district basis.

UNIVERSITY AREAS

11.2 UNIVERSITY AREAS

New Section

The *University Areas* are defined as those lands constituting the main campus of Ryerson Polytechnical Institute and the University of Toronto and its affiliated and federated colleges and other contiguous institutions.

11.3 ROLE OF UNIVERSITIES

New Section

Council recognizes *universities* and other institutions in the *University Areas* as important contributors to the educational, economic and cultural life of the City and region. Linkages between the City and institutions in the *University Areas* should be maintained and enhanced.

11.4 CHARACTERISTICS OF THE UNIVERSITY AREAS

New Section
replaces S.6.2

The *University Areas* contain a unique concentration of heritage buildings, special open space and landscaping, and a network of pedestrian routes and precincts that should be protected and enhanced. In *University Areas*, it is the policy of Council to encourage:

- (a) readily identifiable institutional precincts with appropriate design coherence;
- (b) the development of physical, economic and social links between *University Areas* and surrounding community; and
- (c) the maintenance and enhancement of public street systems, public pedestrian connections, open spaces, and significant views to open spaces and buildings of historic and/or architectural interest in order to, among other things, integrate the *University Areas* and surrounding areas, where appropriate.

Council shall establish appropriate densities, heights and building envelopes for *University Areas* taking into consideration such matters as anticipated space needs of the institutions, compatibility between the *University Areas* and surrounding areas, and other objectives of this Plan and by-laws passed pursuant to this Plan.

11.5 USES IN UNIVERSITY AREAS

New Section In *University Areas* Council may pass by-laws to permit buildings and structures used only for the purpose of a *University* or a *general institution*, uses accessory to such uses and, certain research and development facilities, subject to Section 11.6 below.

11.6 RESEARCH AND DEVELOPMENT

New Section It is the policy of Council to encourage the development of high quality research and development facilities in the *University* and *Hospital Areas* of the *Central Area*. To this end, public and private laboratories and research facilities under the auspices of *Hospitals* and *Universities* will be permitted and encouraged to locate in the *Hospital Area* and portions of the *University Areas* identified in Part II of this Plan.

QUEEN'S PARK GOVERNMENT AREA

11.7 QUEEN'S PARK GOVERNMENT AREA

New Section replaces S.6.1 Council recognizes the role of the *Queen's Park Government Area* as both the seat and ceremonial centre of democratic self-governance in Ontario. The Provincial Legislature Building, a valuable heritage building in a park-like setting, is a traditional place of assembly for our citizenry, and terminates the view at the north end of University Avenue, Toronto's most important ceremonial street.

11.8 USES, HEIGHTS AND DENSITIES IN THE QUEEN'S PARK GOVERNMENT AREA

New Section In the *Queen's Park Government Area*, Council may pass by-laws to permit buildings containing the following uses with a maximum *gross floor area* of 4.5 times the area of the lot:

- (a) *institutional* uses;
- (b) *government offices*; and/or
- (c) ancillary *commercial* uses, located at grade level, up to a maximum *gross floor area* of 0.8 times the area of the lot.

11.9 OFFICE USES IN THE GOVERNMENT AREA

New Section Notwithstanding the provisions of Section 11.8, where lands within the *Queen's Park Government Area* are used for *government offices* or *institutional* purposes as of the date of the implementing by-law, Council may pass by-laws to permit such lands to be used for any office purpose provided:

- (a) the Provincial government has submitted a study showing that the lands are not required for future government purposes; and
- (b) no loss of publicly accessible open space or historically and/or architecturally significant buildings would occur.

11.10 BUILT FORM IN GOVERNMENT AREA

New Section Council shall encourage the Provincial Government to retain all *parks, open space* areas, and significant treed areas in the *Queen's Park Government Area* and seek to ensure that new developments are of a scale that maintain comfortable pedestrian conditions in these green areas. Council will encourage the retention of generous landscaped setbacks for sites fronting along Queen's Park Crescent and College Street in the *Queen's Park Government Area*, and ensure that the scale and massing of new development is in keeping with, and maintains views to, the heritage public buildings.

HOSPITAL POLICIES**11.11 HOSPITAL AREA**

New Section The *Hospital Area*, comprises many of the major teaching hospitals with specialized facilities which serve the Region, Province and Nation. Council recognizes the vital role of these hospitals. Any growth of these hospitals shall be compatible with the built form characteristics and land use of the surrounding area.

11.12 USES AND DENSITY IN THE HOSPITAL AREA

New Section Council shall enact by-laws for lands in the *Hospital Area*, to establish maximum densities of development for buildings containing the following uses or a combination thereof: *institutional uses, residential uses* to house institutional patients, students, or employees; a laboratory and/or institute under the auspices of a *University* or hospital that is devoted to research and the development of new knowledge; and *commercial uses* which are ancillary to the operation of an *institution* located within the *Hospital Area*.

In enacting such by-laws, Council shall have regard for:

- (a) the heights, massing and built form characteristics within the *Hospital Area* and any adjacent *Residence Area* and *Mixed Commercial-Residential Area*;
- (b) the uses, heights and densities permitted in this Plan in any adjacent *Residence Area* and *Mixed Commercial-Residential Area*; and
- (c) the impact of *institutional* development on adjacent parts of the *Hospital Area* and any adjacent *Residence Areas* and *Mixed Commercial-Residential Areas* with respect to noise, traffic generation, and the provision of parking; the retention of mature trees and provision of parks and open spaces for worker and resident populations; the retention of light, view and privacy; the creation of a comfortable pedestrian environment; and the retention of affordable housing.

11.13 PROTECTION OF HELIPORT FLIGHT PATHS IN HOSPITAL AREA

New Section It is the policy of Council, to enact by-laws within or near the *Hospital Area*, to ensure that the height and massing of new buildings and structures protect the continued use of flight paths to hospital heliports.

11.14 EXPANSION OF CENTRAL AREA HOSPITALS BEYOND THE PLAN LIMIT BY REZONING

New Section
replaces S.1A.39(b)

Subject to the provisions of Section 11.16 of this Plan, Council may, upon the application therefore by an existing hospital in the *Central Area*, pass by-laws to permit the extension of land and/or the expansion of one or more buildings used by such hospital, provided that:

- (a) such application includes a statement from the agency which is primarily responsible for approving the construction of the subject expansion, indicating the need for expansion at that location, and indicating that the agency is prepared to authorize the planning or construction of such expansion;
- (b) the proposed expansion is compatible with the adjacent area with respect to: built form, heights and massing; noise levels; traffic generation and the provision of parking; the retention of mature trees and the provision of parks and open spaces for worker and resident populations; the retention of light, view and privacy; the creation of a comfortable pedestrian environment; and the retention of affordable housing; and
- (c) in the case of an existing hospital located within a *Residence Area*, such expansion is generally to take place on lands lawfully used by the hospital for *institutional* purposes at the date of the application, provided that any additions to the lands so used for *general institutional* purposes will not result in a substantial intrusion of the *institutional* use into an area of housing existing at the date of the application.

11.15 EARLY CONSULTATION FOR HOSPITAL EXPANSIONS

New Section
replaces S.1A.39(a)

It is the policy of Council that the consideration of any application made pursuant to Section 11.14 be preceded by consultation in the initial planning stages between the City, the subject hospital, the agency primarily responsible for approving the proposed expansion, and local area residents and workers, with respect to any local services to be provided, physical form and the potential impact of any proposed expansion on the surrounding area. When an application made pursuant to Section 11.14 is not approved by Council, it is the policy of Council to indicate by resolution its reasons why approval was not granted.

GENERAL INSTITUTIONAL POLICIES

11.16 MAXIMUM DENSITIES FOR INSTITUTIONS IN MIXED COMMERCIAL-RESIDENTIAL AREAS

Existing S.1A.32
with modifications

In *Mixed Commercial-Residential Areas*, it is the policy of Council to limit the *gross floor area* of *institutional* uses to an amount not exceeding the *commercial gross floor area* permitted in such *Mixed Commercial-Residential Areas* by a by-law passed pursuant to this Plan.

11.17 ADDITIONAL DENSITIES FOR EXISTING INSTITUTIONS BY REZONING

Existing S.1A.33

Notwithstanding the provisions of Section 11.16, Council may, upon the application therefor, by the *owner* of a *lot*, pass by-laws applicable to *lots* in *Medium and High Density Mixed Commercial-Residential Areas* to permit the extension of land and/or the expansion of one or more buildings which were used for *general institutional*

purposes on January 31, 1976, provided that the *gross floor area of institutional uses* does not exceed:

- (a) 4.0 times the area of the *lot* in the case of *lots* located in *Medium Density Mixed Commercial-Residential Areas*;
- (b) 6.0 times the area of the *lot* in the case of *lots* located in *High Density Mixed Commercial-Residential Areas A*; and
- (c) 7.8 times the area of the *lot* in the case of *lots* located in *High Density Mixed Commercial-Residential Areas B*.

In passing by-laws to permit such expansions, Council shall have regard for:

- i) the compatibility of such additional *institutional gross floor area* with the Area and its surroundings with respect to built form, noise, traffic generation, and the need for parking generated by the *general institution* itself;
- ii) the availability and need in the adjacent area for land for housing and parks purposes, including the needs generated by the *general institution* itself; and
- iii) the desirability and feasibility of satisfying such needs in conjunction with the expansion of the *general institution*.

11.18 EXISTING GENERAL INSTITUTIONS IN RESIDENCE AREAS

Existing S.1A.36(c) In the case of an existing *general institutional* use within a *Residence Area*, Council may pass by-laws to permit such *general institutional* use on the lands which it occupied within the *Residence Area* on March 31, 1979, provided that the *institutional gross floor area* permitted by such by-law does not exceed the *institutional gross floor area* erected and used on such lands on March 31, 1979.

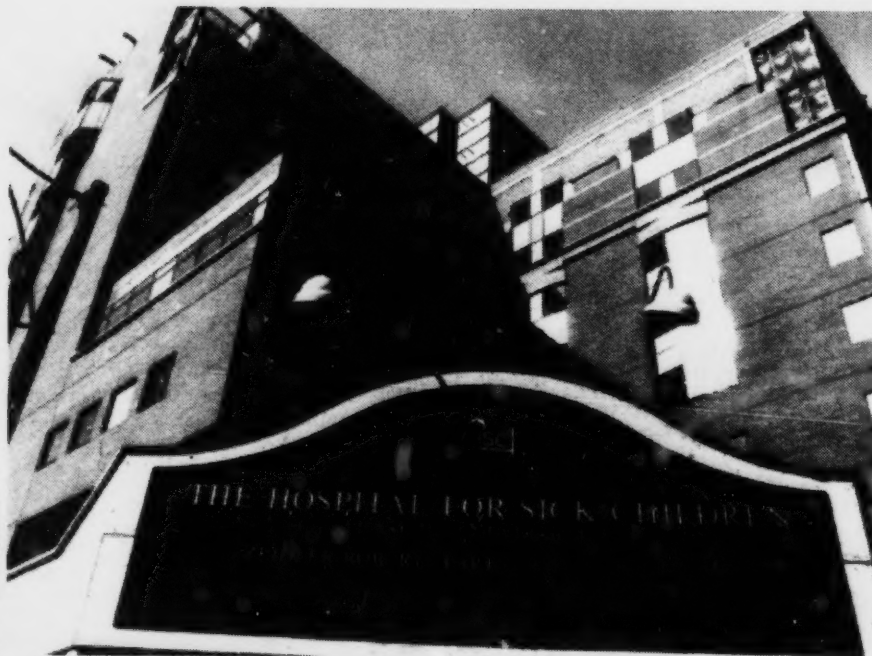
11.19 EXPANSION OF EXISTING INSTITUTIONS IN RESIDENCE AREAS

Existing S.1A.36(c) Notwithstanding the provisions of Section 11.18, Council may, upon application therefore, by an *owner* of a *lot*, pass by-laws to permit the extension of land and/or the expansion of one or more buildings used for the purposes of an existing *general institutional* use in a *Residence Area*, provided that:

- (a) the *gross floor area* of the *general institutional use*, including the expansion, does not exceed the *residential gross floor area* otherwise permitted in the area by this Plan;
- (b) the impact of such expansion on the adjacent area with respect to such matters as: traffic, noise, the provision of parking, and the compatibility of the height, form and elevational treatment of the proposed building with adjacent residential buildings, has been taken into account;
- (c) the availability and need in the adjacent area for land for housing and parks purposes, including the needs generated by the *general institution* itself, is accounted for; and

- (d) such expansion is generally to take place on lands lawfully used by the *general institution* for *general institutional* purposes at the date of the application, provided that any additions to the lands so used for *general institutional* purposes will not result in a substantial intrusion of the *general institutional* use into an area of housing existing at the date of the application.

Vince Pietropaolo



RESIDENCE AREAS

GENERAL POLICIES

12.1 GENERAL CHARACTER

Existing S.2.5 with
modifications

Residence Areas shall be regarded as neighbourhoods which are pleasant, attractive, and provide municipal services, schools, parks, playgrounds and community services, adequate for the needs of the residents. *Residence Areas* shall be free of uses which are incompatible with good living conditions.

12.2 USES IN RESIDENCE AREAS

Existing S.2.1(a)
with modifications

In *Residence Areas* Council may permit land to be used for *residential* purposes.

12.3 IMPROVING AND MAINTAINING THE QUALITY OF RESIDENCE AREAS

Existing S.2.6
1st paragraph

Council will take such measures as it considers desirable and appropriate to improve and maintain the quality of *Residence Areas*. Such measures will include, but not be restricted to, the re-planning of streets, the provision of off-street parking spaces, the planting and maintenance of trees, the improvement of municipal boulevards which abut the side yard of properties in *Residence Areas*, the acquisition and removal or improvement of buildings or uses which are incompatible with the district, the provision and maintenance of adequate municipal services, the creation of parks and playgrounds, and the provision of advice and assistance in the improvement and maintenance of private dwellings.

Other methods of encouraging improvement and maintenance of buildings in *Residence Areas* will be investigated and adopted. Such methods may involve legislative changes to allow the use of temporary tax incentives or the phasing out of legal non-conforming uses.

12.4 RESTRICTIONS ON NON-RESIDENTIAL USES ADJACENT TO RESIDENCE AREAS

Existing S.2.7

In furtherance of its objective to maintain and improve the quality of *Residence Areas*, Council may pass by-laws affecting land located in areas designated *Mixed Commercial-Residential Areas*, *Mixed Industrial-Residential Areas*, *Restricted Industrial Areas*, and *General Use Areas*, which restrict or prohibit non-residential uses from fronting upon or gaining access from streets located in adjacent *Low Density Residence Areas* and *Medium Density Residence Areas*, where such streets are in Council's opinion essentially of a residential neighbourhood character, and where in Council's opinion it is in the interest of maintaining the stability of such Areas to provide such restrictions.

LOW DENSITY RESIDENCE AREAS

12.5 LOW DENSITY RESIDENCE AREA

Existing S.2.8(a)
1st paragraph

- (a) *Low Density Residence Areas* will be regarded as stable. No changes will be made through zoning or other public action which are out of keeping with the character of such areas. Council will not redesignate any such area to any other land use category provided for in this Plan without first having considered a study of the area undertaken for the purpose of recommending policies for adoption in Part II of this Plan.

Existing S.2.8(c)
with modifications

- (b) In *Low Density Residence Areas*, Council may pass by-laws to permit *residential* buildings having a *gross floor area* up to 1.0 times the area of the *lot*, provided that appropriate regard is had for the effect of such buildings upon the stability and general residential amenity and character of the *Residence Area*, and surrounding areas.

Existing
S.2.8(a)(i) with
modifications

- (c) Council may, however, pass by-laws to permit the construction of new *residential* buildings or the reuse of existing buildings for *residential* purposes having a *gross floor area* exceeding 1.0 times the area of the *lot*, on sites the greater proportion of which are used for legally non-conforming *industrial* or *commercial* purposes, provided that in the opinion of Council, such *residential* use:

- i) will not adversely affect the amenity of the surrounding neighbourhood;
- ii) is in keeping with the structure and character of the area in respect to the siting of buildings and open spaces on lots;
- iii) is consistent with the scale and character of buildings in the neighbourhood in respect of height, bulk and built form;
- iv) provides adequate parking and servicing facilities and traffic and parking problems do not create an adverse impact; and
- v) will result in development which provides satisfactory living conditions and adequate amenities.

New Section

- (d) In order to fulfil its objective of achieving stability of existing neighbourhoods when enacting by-laws to permit new development, Council shall have regard for maintaining the following elements of neighbourhood structure and character:
- i) the pattern of streets, lanes and blocks, lot size, frontage and depth characteristics;
 - ii) location and pattern of public and private open spaces and topographical features;
 - iii) scale of development with respect to the height and massing of buildings;
 - iv) siting of buildings in relation to the size and configuration of the lots;
 - v) relationship between the public street, the front yards and the primary entrances to buildings;
 - vi) relationship between the rear wall of buildings and rear yard open spaces;

- vii) nature of streetscape as defined by landscaping, sidewalk, boulevard and road;
- viii) presence of historic buildings and districts;
- ix) location and availability of public transit and on-street, off-street and below grade parking; and
- x) location of schools, parks, religious facilities, recreation facilities, libraries and fire halls.

MEDIUM AND HIGH DENSITY RESIDENCE AREAS

12.6 MEDIUM AND HIGH DENSITY RESIDENCE AREAS

- Existing S.2.8(d)
with modifications (a) In *Medium Density Residence Areas* in the *Central Area*, Council may pass by-laws to permit *residential* buildings having a *gross floor area* up to 2.0 times the area of the *lot*, provided that appropriate regard is had for the effect, of such buildings upon the stability and general *residential* amenity and character of the *Residence Area* and surrounding areas.
- Existing S.2.9(b)
with modifications (b) In *High Density Residence Areas* in the *Central Area*, Council may pass by-laws to permit *residential* buildings having a *gross floor area* up to 3.0 times the area of the *lot*.
- Existing S.2.8(d)
with modifications (c) In *Medium Density Residence Areas* outside the *Central Area* Council may pass by-laws to permit *residential* buildings having a *gross floor area* up to 1.5 times the area of the *lot*.
- Existing S.2.9(b)
with modifications (d) In *High Density Residence Areas* outside the *Central Area*, Council may pass by-laws to permit *residential* buildings having a *gross floor area* up to 2.0 times the area of the *lot*.
- New Section
replaces S.2.9(a) (e) In designating new *Medium or High Density Residence Areas*, Council will first consider a study of the area and will not effect such designation except by the adoption of policies, as may appear appropriate in light of the study, in Part II of this Plan.
- Existing S.2.9(c)
with modifications (f) When enacting by-laws in the *Medium and High Density Residence Areas*, Council shall have regard for, amongst other matters:
 - i) retaining the existing pattern of streets, lanes, blocks, public and private open spaces and topographical features;
 - ii) achieving a balance between the relationship of a building to the street and other public spaces as well as the relationship between buildings with respect to light, view and privacy;
 - iii) providing grade-related private and public uses that animate the street edge;
 - iv) achieving desirable conditions of pedestrian comfort at the street level with respect to wind and sun penetration;
 - v) achieving a desirable and safe pattern of pedestrian and vehicular circulation;

- vi) ensuring the adequacy of municipal services, parks and community services and facilities; and
- vii) preventing any adverse effect on adjacent *Low Density Residence Areas*.

12.7 ADDITIONAL USES PERMITTED IN MEDIUM AND HIGH DENSITY RESIDENCE AREAS

Notwithstanding Section 12.6, Council may permit:

- Existing S.2.1(c) (i) (a) automobile service stations on land already lawfully being used for such purpose, together with additional adjoining land for the enlargement of any such service station in cases where the proposed enlargement is, in accordance with good planning practice, desirable and compatible with the area in which such automobile service station is located; and
- Existing S.2.1(c) (ii) (b) retail stores, service shops, dry cleaning distributing stations, hairdressing salons, banks, trust company offices, recreational, entertainment and athletic uses in *High Density Residence Areas*, *Medium Density Residence Areas* and *High Density Residential Buildings*, to the extent that such uses are desirable and compatible in and incidental to the areas in which they are located, provided that:
 - i) such uses, in the opinion of Council, are restricted to those serving the convenience needs of the area residents within 300 metres, and that such area residents living within a 300 metre radius of the proposed use are to be given notice of any proposed by-laws, and given an opportunity to object thereto;
 - ii) the establishment or operation of such uses in the opinion of Council does not adversely affect the conditions of residential amenity of adjacent *Low Density Residence Areas*; and
 - iii) existing uses of the type or types of commercial use proposed to be permitted are, in the opinion of Council, not already providing an adequate level of convenience service to the residents of the immediate area;
- Existing S.2.1(c) (iii) (c) banks, trust company offices and retail stores totalling no more than 185 square metres within public hospitals in all *Residence Areas* provided that such uses are desirable in, compatible with an incidental to the *Residence Areas* within which they are located; and
- Existing S.2.1(c) (v) (d) *bed and breakfast establishments* under conditions or restrictions that Council is satisfied ensure compatibility with the character of *Residence Areas*.

12.8 BY-LAWS FOR OFF-SITE PARKING FACILITIES IN MEDIUM AND HIGH DENSITY RESIDENCE AREAS

- Existing S.2.1(c) (iv) In *Medium Density Residence Areas* and *High Density Residence Areas*, Council may pass site specific by-laws which shall be intended for an initial approval period of two years and further renewal periods of up to three years, to permit the leasing to non-residents by the owner of a *residential* building of vehicular parking spaces surplus to parking required by law for the building. In passing such by-laws, Council shall have regard for the following:
 - (a) Council's policy of discouraging measures which would facilitate the use of automobiles for commuting into the Central Core;

- (b) that a demonstrated need for such form of parking permission exists in the vicinity of any such buildings, and that the introduction of any such form of parking use or facility will not adversely affect the conditions of amenity of the *Residence Area*, having particular regard to signage, points of access and potential traffic generation;
- (c) that such spaces are, in terms of demand, which may be determined by a survey of the maximum number of spaces normally used by occupants and visitors of the subject building at peak times of parking, clearly surplus to the number of spaces presently or in the foreseeable future likely to be used by the occupants and visitors of the building, and that adequate notice is given to occupants of the building enabling their response to the proposal to lease spaces in the building to non-residents, and that such leasing of parking spaces is intended primarily to remedy deficiencies in the supply of parking in the nearby area;
- (d) that a substantial number of spaces is provided and maintained for occupant use over and above the identified maximum normal usage at any one time by occupants and visitors, and that those spaces permitted to be leased to non-residents are prominently and individually identified as such;
- (e) that the number of parking spaces permitted to be leased is limited to an amount which, in the opinion of Council, is consistent with maintenance of the character of the *Residence Area*;
- (f) that parking spaces provided and maintained for use by the occupants of the *residential* building and their guests shall be effectively separated from those spaces to be leased to non-residents, and there shall be no form of direct vehicular access between the two areas of parking thus separated; and
- (g) that the *gross floor area* of the building may be calculated by excluding below grade motor vehicle parking facilities permitted by the by-law to be leased to non-residents.

12.9 EXPANSION OF HOSPITALS

New Section Any expansion or redevelopment of hospitals shall be subject to the Part II planning process and in accordance with the policies of Section 11.19.

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MIXED COMMERCIAL-RESIDENTIAL AREAS

LOW DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS

13.1 GENERAL CHARACTER

New Section replaces S.3A.1(a) *Low Density Mixed Commercial-Residential Areas* are areas containing a mix of *commercial*, *residential* and *institutional* uses in low-rise form, generally within the range of 3 to 5 storeys. The primary *commercial* use in *Low Density Mixed Commercial-Residential Areas* is retail. These areas also provide opportunities for new housing, both in the *Central Core* and along the City's *Main Streets*. Completely *commercial* buildings in *Low Density Mixed Commercial-Residential Areas* would be permitted only in areas which are predominantly *commercial* in character, and where housing is not considered an appropriate use.

13.2 MAXIMUM DENSITY

New Section replaces S.3A.1(b) Subject to Section 13.3, in *Low Density Mixed Commercial-Residential Areas* Council may pass by-laws to permit buildings having a maximum *gross floor area* of 3.0 times the area of the *lot*. Such by-laws will also establish maximum heights and maximum *residential* and *non-residential gross floor areas* which are consistent with the other policies of this Plan and ensure compatibility with local conditions and objectives.

13.3 LOWER DENSITIES TO ACHIEVE SPECIFIC OBJECTIVES

New Section replaces S.3A.1(f) Notwithstanding Section 13.2, in order to ensure that new development in certain *Low Density Mixed Commercial-Residential Areas* is consistent with Council's objectives for these areas, including, but not limited to, objectives respecting the character and scale of development, Areas of Special Identity, preservation of historical or houseform buildings, and compatibility with adjacent *Residence Areas*, it is the policy of Council in such cases to limit the maximum permitted *gross floor area* to a level below 2.5 times the area of the *lot*, and to establish height limits which are, in the opinion of Council, consistent with the relevant area objectives.

GENERAL POLICIES FOR MAIN STREETS

13.4 ENCOURAGING RESIDENTIAL ON MAIN STREETS

New Section *Main Streets* are arterial roads in *Low Density Mixed Commercial-Residential Areas*, as shown on Map 8, that are directly served by public transit. Main Streets consist of contiguous buildings on small lots, generally within the range of 2 to 5 storeys in height, that have a mix of commercial and residential uses. *Main Streets* provide areas for shopping and housing and as such serve as a focus for, and define the edges of, low rise residential neighbourhoods. In recognizing the diverse character and scale of different *Main Streets* across the City, it is the policy of Council to facilitate development of residential units on *Main Streets*, and where appropriate, encourage housing intensification.

13.5 MATTERS TO CONSIDER FOR MAIN STREETS HOUSING

- New Section In developing policies to encourage housing on *Main Streets*, Council will seek to:
- (a) achieve a high quality residential environment for residents of *Main Streets* in terms of light, view, privacy and adequate residential amenity space;
 - (b) ensure that the residential amenity of adjacent residential neighbourhoods is not adversely affected;
 - (c) ensure that the built form of new development along *Main Streets* is compatible with prevailing *lot* widths, height, and bulk on *Main Streets*;
 - (d) encourage an appropriate mix of *residential* and *street-related retail and service uses*;
 - (e) reduce the reliance on the private automobile for *Main Streets* residents; and
 - (f) preserve buildings having historic or architectural value or interest.

Accordingly, Council will pass by-laws applicable to *Main Streets* prescribing:

- i) maximum building widths;
- ii) maximum building heights and built form controls;
- iii) maximum *residential* and *non-residential* densities;
- iv) parking; and
- v) *residential* amenity space.

13.6 MAIN STREETS WHERE INTENSIFICATION NOT TO BE ENCOURAGED

- New Section Notwithstanding Section 13.5, Council will generally not seek to encourage housing intensification, in *Main Streets* areas that have unsuitable lot characteristics, such as shallow lot depth; or where the existing *non-residential* uses could conflict with additional *residential* development.

MEDIUM DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS

13.7 GENERAL CHARACTER

- New Section *Medium Density Mixed Commercial-Residential Areas* are areas where primarily
replaces *residential* uses are to be promoted. New development in these areas should be
S.3A.2(a) designed for compatibility with existing buildings and public open spaces, but should be of a mid-rise form with heights generally in the range of 6 to 10 storeys. Retail and other *non-residential* uses may be located at grade, and, where appropriate, on the lower floors of buildings in such areas.

13.8 DENSITY

- New Section In *Medium Density Mixed Commercial-Residential Areas* Council may pass by-laws
replaces to permit buildings having a maximum *gross floor area* of 4.0 times the area of the *lot*.
S.3A.2(b) Such by-laws will also restrict *commercial* uses in such areas in accordance with the

other policies of this Plan, and establish maximum heights in order to achieve the physical form objectives of this Plan and ensure appropriate compatibility with local conditions and objectives.

HIGH DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS

13.9 GENERAL CHARACTER

New Section replaces S.3A.3(a) *High Density Mixed Commercial-Residential Areas* are largely built up with tall, high density *commercial* and *residential* buildings. *High Density Mixed Commercial-Residential Areas* should be developed to help realize the housing intensification objectives of this Plan. High density *residential* buildings in these areas generally contain retail uses at grade.

13.10 DENSITY

New Section replaces S.3A.3(b) Council may pass by-laws in *High Density Mixed Commercial-Residential Areas* to permit buildings having a maximum *gross floor area* as set out below:

- (a) 6.0 times the area of the *lot* in *High Density Mixed Commercial-Residential Areas A*; and
- (b) 7.8 times the area of the *lot* in *High Density Mixed Commercial-Residential Areas B*.

Such by-laws will also restrict commercial uses in such areas in accordance with the other policies of this Plan, and establish maximum heights in order to achieve the physical form objectives of this Plan and ensure appropriate compatibility with local conditions and objectives.

FINANCIAL DISTRICT

13.11 GENERAL CHARACTER

New Section replaces S.3A.4(a) The *Financial District* is a *Mixed Commercial-Residential Area* which is a predominantly *commercial* district containing the City's major concentration of office employment. *Residential* uses will also be permitted.

In order to bring life, activity and amenity to the *Financial District*, retail uses at grade, improvements to the pedestrian environment and the creation of pleasant, interesting and restful public open spaces are to be promoted in the *Financial District*, particularly in the context of new development.

13.12 DENSITY

New Section replaces S.3A.4(b) Subject to Sections 13.13 and 13.14, in the *Financial District* Council may pass by-laws to permit buildings having a maximum *gross floor area* of 12 times the area of the *lot*, but the *non-residential gross floor area* shall be limited to 8.0 times the *lot* area.

13.13 ADDITIONAL COMMERCIAL DENSITY IN EXCHANGE FOR SOCIAL HOUSING

- New Section (a) Notwithstanding the provisions of Section 13.12, Council may pass by-laws pursuant to Section 37 of the Planning Act to permit buildings having a *non-residential gross floor area* greater than 8.0 times the area of the *lot*, but not exceeding 12.0 times the area of the *lot*, in exchange for the conveyance to the City of a site or sites to be used for social housing purposes, provided that:
- i) any site to be conveyed to the City for social housing purposes is acceptable to Council;
 - ii) the *non-residential gross floor area* in excess of 8.0 times the *lot* area is determined on the basis of the number of social housing units permitted by this Plan on the site or sites to be conveyed to the City, in accordance with the following formula:
$$\text{additional floor area} = (56 \text{ sq. m.}) \times \frac{\text{(permitted residential gross floor area of the social housing site divided by 88.25 sq. m.)}}{1}$$
 - iii) the conveyance of the social housing site or sites and/or the provision of any cash payment-in-lieu in accordance with subsection (b), below, has been secured by an appropriate legal agreement;
 - iv) for every square metre of additional *non-residential gross floor area* permitted by a by-law passed pursuant to this Section, the by-law also requires a reduction in *residential gross floor area* permitted on the *lot* of one square metre; and
 - v) the aggregate *non-residential gross floor area* on the *lot* to which a by-law enacted pursuant to this Section applies, including any *non-residential gross floor area* permitted by Section 13.14, 7.5 and/or 10.8 or permitted by Section 5.9 to be excluded from the calculation of density, does not exceed 12.0 times the area of the *lot*.
- (b) In lieu of the conveyance of land, and provided it is satisfied that such a conveyance cannot be achieved, Council may accept funds sufficient to acquire the same amount of land within the City at market value for social housing purposes.

13.14 ADDITIONAL DENSITY IN EXCHANGE FOR WORKPLACE DAYCARE

- New Section Notwithstanding Section 13.12, but subject to Section 13.13(a)(v), Council may, upon application therefor by the owner of a *lot* in the *Financial District*, pass by-laws pursuant to Section 37 of the Planning Act to permit buildings containing a greater *non-residential gross floor area* than would otherwise be permitted on the *lot*, in exchange for the provision, on the *lot*, of a fully equipped, non-profit workplace day care facility, provided that:
- (a) the space to be occupied by the non-profit daycare centre:
 - i) can accommodate at least 54 children in accordance with Ministry of Community and Social Service standards;

- ii) meets all Ministry of Community and Social Service, licensing or other applicable standards and is acceptable to City Council;
 - iii) provides adequate, safe outdoor play space with appropriate microclimatic conditions;
 - iv) is fully equipped and furnished; and
 - v) is offered for rent to a non-profit provider approved by City Council at a nominal rent, and free of all occupancy costs for a period of at least 25 years; and
- (b) in determining the amount of additional *non-residential gross floor area* to be permitted in exchange for the daycare facility the following relationship between the value of the additional density and the cost to the owner of the *lot* shall be maintained:

Net Present Value of the additional *gross floor area* equals the cost of providing the non-profit daycare and the by-law permitting the additional floor area specifies the increment in floor area that is to be authorized in exchange for the provision of the facility, based on this relationship.

Vince Pietropaolo



THE WATERFRONT

GENERAL WATERFRONT POLICIES

14.1 THE ROLE OF THE WATERFRONT

Existing S.5A.1
with modifications

Council recognizes that the *Waterfront* is one of the chief amenities of the City and region due to the opportunities it provides for land- and water-based recreation, water-based transportation, port-related industry; its unique views, climate and environment; and its location close to concentrations of population, employment and activity.

Council also recognizes that the *Waterfront* provides significant opportunities for the realization of important City objectives due to the extensive land ownership by governments, their boards, agencies and commissions and the Toronto Harbour Commissioners, and the redevelopment potential of such land, as well as of privately owned lands within the area.

14.2 THE CITY'S PRIMARY GOAL AND OBJECTIVES FOR THE WATERFRONT

Existing S.5A.2
with modifications

Council's primary goal for the *Waterfront* is to promote increased public enjoyment and use of the area by ensuring that future developments and actions by both the public and private sectors, including the Toronto Harbour Commissioners, will help to achieve the following objectives:

- (a) extend the richness, diversity and activity of City life into the *Waterfront*;
- (b) reduce the physical and perceptual isolation of parts of the *Waterfront* from the rest of the City;
- (c) increase and improve public access along the water's edge, and between parts of the *Waterfront*;
- (d) increase the amount of land- and water-based public parkland across the entire *Waterfront*;
- (e) increase the availability, choice and awareness of recreational opportunities and public activities throughout the year;
- (f) enhance the quality of the *Waterfront* as a place; and
- (g) contribute to the improved health of the waterfront environment.

14.3 GENERAL MEASURES INTENDED TO PROMOTE THE REALIZATION OF COUNCIL'S PRIMARY GOAL AND OBJECTIVES

Existing S.5A.4
with modifications

In view of the *Waterfront*'s unique character and special importance for the City and region, it is the policy of Council to:

- (a) seek to ensure that new developments enhance the area by striving for excellence in design;
- (b) undertake public and promote private improvements to public spaces in the *Waterfront*, and encourage other agencies to undertake similar measures;

- (c) designate pursuant to the Ontario Heritage Act and seek to preserve those buildings and structures which form an important part of the waterfront heritage;
- (d) seek to maintain and increase opportunities for public views of the water in accordance with Sections 3.6 and 3.7 of this Plan; and
- (e) incorporate into this Plan by way of amendment a comprehensive *parks* plan for the *Waterfront*.

14.4 MEASURES TO REDUCE BARRIERS TO THE WATERFRONT

Existing S.5A.10 It is the policy of Council to seek ways and means to reduce the barrier effect of the Lake Shore Boulevard/Gardiner Expressway road system and the rail corridor outside the *Railway Lands* through:

- (a) participation in the study of a possible dismantling of the central elevated portion of the Gardiner Expressway, as called for in Section 8.19 of this Plan;
- (b) the relocation, re-alignment and/or removal of roads or rail tracks;
- (c) the development of buildings, *parks* and *Open Space* to reduce the visual perception of such barriers as well as to provide improved access under, through or over the transportation corridors; and
- (d) seeking to prevent the development of new physical or psychological barriers between Toronto Bay and the rest of the City.

14.5 PUBLIC ACCESSIBILITY

Existing S.5A.5 with modifications It is the objective of Council that *water's edge lands* be in public ownership and freely accessible to the public at all times. Accordingly, it is the policy of Council to:

- (a) discourage the sale or lease of *water's edge lands* now owned by any government, Crown corporation, public board, agency or commission, including the Toronto Harbour Commissioners, to private interests. Where Council is satisfied that *water's edge lands* are required for shipping purposes, Council will encourage the leasing and not the sale of such *water's edge lands*;
- (b) seek the conveyance or long term lease to the City of *water's edge lands* for *parks* purposes, except where Council is satisfied they should be reserved for shipping purposes, and in any event to seek public accessibility to *water's edge lands* except where existing site layout or use make public access impractical;
- (c) seek to ensure that new boating facilities are designed to permit public access to *water's edge lands*; and
- (d) permit public access to *water's edge lands* in *Environmentally Significant Areas*, except where this cannot be done within the context of an appropriate management plan for the area.

14.6 PROMOTING PUBLIC ENJOYMENT OF WATER'S EDGE LANDS

Existing S.5A.6 with modifications In order to provide variety and promote increased public enjoyment and use of *water's edge lands*, it is the policy of Council that, where feasible:

- (a) the width of the *water's edge lands* be expanded by the provision of *parks* and wider public rights-of-way;
- (b) the ground floor of buildings adjacent to *water's edge land* should generally be pedestrian-oriented and used for purposes to which the public has access; and
- (c) opportunities be provided to observe shipping and *Industrial* operations.

14.7 PROVISION OF WATERFRONT LAND FOR PARKS

Existing S.5A.13
with modifications

In an effort to ensure the provision of land for *parks* purposes in appropriate locations within the *Waterfront*, and to promote the implementation of its policy respecting public ownership of *water's edge lands* set out in Section 14.5 of this Plan, it is the policy of Council to:

- (a) seek the conveyance of lands for *parks* purposes, or cash payments for the purpose of acquisition of lands for *parks* purposes in accordance with applicable legislation; and
- (b) encourage other governments, their boards, agencies and commissions, including the Toronto Harbour Commissioners, to adopt and implement plans which will help to achieve an integrated and comprehensive *parks* plan for the *Waterfront*.

14.8 PROVISION OF RECREATION FACILITIES IN THE WATERFRONT

Existing S.5A.11
with modifications

It is the policy of Council to encourage in the *Waterfront* the provision of public and commercial recreation facilities, having regard for the most appropriate distribution of such facilities within the City and region, and with preference given to those which:

- (a) need a location at or near the water's edge;
- (b) promote year-round enjoyment and use of the *Waterfront*;
- (c) are compatible with the character of the area and with nearby uses;
- (d) add to the diversity of opportunities to enjoy the *Waterfront*;
- (e) allow large numbers of people to enjoy the *Waterfront*; and
- (f) serve those who would otherwise have limited opportunities to enjoy the *Waterfront*.

14.9 RANGE OF RECREATIONAL BOATING OPPORTUNITIES

Existing S.5A.2
with modifications

Council will seek to ensure that a range of recreational boating opportunities is available in the *Waterfront* and, in particular, that:

- (a) subject to other provisions of Section 14 of this Plan, new boating facilities are encouraged, having regard for the distribution of existing and planned facilities in the Toronto region; and
- (b) sailboat moorings are provided on, or adjacent to, the water of Toronto Bay and the *Outer Harbour*, provided that congestion is kept within safe and acceptable limits, and Council's policies regarding public access to and enjoyment of *water's edge lands*, as set out in Sections 14.5 and 14.6 of this Plan, are respected.

14.10 ROLE OF INDUSTRY AND SHIPPING IN THE WATERFRONT

Existing S.5A.3
and 5A.15 with
modifications

It is the goal of Council to protect and continue to emphasize the important contribution of the *Waterfront* to the well-being of the City as the location of *industrial* jobs, public utilities and rail and road transportation facilities, and commercial shipping activities. Accordingly, Council shall encourage the continuation and expansion of *industrial* activities in the parts of the *Waterfront* which are appropriate for *industrial* use.

14.11 ACCESS TO SHIPPING FACILITIES

Existing S.5A.16
with modifications

In order to realize Council's planning objectives for the *Waterfront*, Council will seek the co-operation of the Toronto Harbour Commissioners in ensuring that uses requiring direct access to shipping facilities are compatible with the provisions of this Plan. In particular, it is the policy of Council:

- (a) to encourage the Toronto Harbour Commissioners to locate uses requiring direct access to shipping facilities in the Inner Harbour portion of the *Port Industrial District*, if suitable locations can be found for such uses; and
- (b) to encourage new port-using industries where such industries will attain a high standard of performance in terms of environmental protection.

14.12 MOORED VESSELS TO BE CONSIDERED A LAND USE

Existing S.5A.17
with modifications

In considering requests for long-term water and sewage connections for moored vessels in the *Waterfront*, it is the policy of Council to consider the use of the moored vessel as a land use, and to seek to ensure that such use is appropriately located. In determining the appropriateness of the use, Council shall seek to ensure that:

- (a) the owner of the vessel requests the Ship Safety Branch of the Canadian Coast Guard to inspect it yearly and that the use may only continue if a report from the Branch shows that the boat continues to meet reasonable safety criteria for the use;
- (b) the use is compatible with adjacent and neighbouring uses;
- (c) adequate parking facilities are provided;
- (d) adequate pedestrian access and views are provided; and
- (e) water quality is maintained and surface debris is removed in the vicinity of the vessel.

POLICIES FOR WATERFRONT DISTRICTS

Exhibition District

14.13 CHARACTERISTICS OF THE EXHIBITION DISTRICT TO BE SUPPORTED

Existing S.5A.51
with modifications

The *Exhibition District* shall remain a major recreation area which features sporting, amusement, entertainment and exposition activities and events, historic sites, and other public recreation uses. It is the policy of Council to support projects which will:

- (a) increase the daily use of the *Exhibition District* throughout the year for a variety of local and regional, cultural and recreational needs;
- (b) improve connections to the *water's edge lands* and between parts of the *Exhibition District* by:
 - i) upgrading pedestrian, bicycle and automobile routes; and
 - ii) bridging over Lake Shore Boulevard;
- (c) improve public transit access to the *Exhibition District*, and in particular to its main attractions;
- (d) improve the physical attractiveness of the *Exhibition District* through such means as the location and design of buildings, activities and facilities, the reduction of land devoted to parking, the expansion and unification of park areas, and a comprehensive landscaping scheme;
- (e) intensify the frequency of use of land and buildings within *Exhibition District*; and
- (f) preserve and enhance historical buildings, structures, places and monuments, and improve their surroundings and accessibility.

14.14 POSSIBLE INTRODUCTION OF NON-RECREATIONAL USES IN THE EXHIBITION DISTRICT

Existing S.5A.52
with modifications

The introduction of non-recreational uses not now found in the *Exhibition District* may be considered by Council if they contribute significantly and without adverse effect to the realization of the objectives set out in Section 14.13.

14.15 CONDITIONS FOR LAKEFILLING IN THE EXHIBITION DISTRICT

Existing S.5A.53

It is the policy of Council to seek to prevent the creation of additional land areas in Lake Ontario in or adjacent to the *Exhibition District* except in accordance with Sections 2.69 and 2.70 of this Plan and with future plans developed under the provision of Section 14.17.

14.16 NO IMPACT ON ADJOINING AREAS

Existing S.5A.54

It is the policy of Council that developments within the *Exhibition District* and changes to its access system or parking arrangements should not have an overall adverse effect on adjoining areas.

14.17 CO-ORDINATED PLANS FOR FUTURE DEVELOPMENT OF THE EXHIBITION DISTRICT

Existing S.5A.55
with modifications

It is the policy of Council to work with Metropolitan Toronto and the Ontario government to prepare co-ordinated plans for the future development and use of the *Exhibition District* in accordance with the policies set out in this Plan.

Bathurst/Strachan Special Study Area

14.18 STUDY AREA DESIGNATION

New Section
replaces S.5A.56

The properties bounded by Strachan Avenue, the Main Line Rail Corridor, Lake Shore Boulevard West and Bathurst Street, plus the lands immediately to the east of Bathurst

and south of the Gardiner Expressway, as shown on Map 1, are designated the *Bathurst/Strachan Special Study Area*.

14.19 PLANNING AND URBAN DESIGN OBJECTIVES FOR THE BATHURST/STRACHAN SPECIAL STUDY AREA

New Section Lands located in the *Bathurst/Strachan Special Study Area* are the subject of a planning study leading to amendments to this Plan and to the Zoning By-law. It is the policy of Council that the Official Plan and Zoning By-law amendments and other actions and directions resulting from the planning study should help to realize the following objectives:

- (a) rationalize street and land use patterns, while responding to the specific characteristics of the site and its adjacent neighbourhoods;
- (b) recognize the primacy of Fort York in shaping any streets and blocks plan for the area as well as influencing land uses, densities and heights while improving the visibility and accessibility of the Fort, both from the inside and the outside;
- (c) ensure that open spaces in the Study Area are part of a continuous, linked open space system from Trinity-Bellwoods Park through to the waterfront and achieving a net gain in open space within the Study Area. In addition to public streets, the open space system includes public *parks* and publicly accessible open space on private lands such as courtyards, gardens and setbacks;
- (d) create and improve visual and physical connections to the water;
- (e) ensure the integration of significant initiatives and changes in the area including the redevelopment of the Molsons lands, changes in land ownership, the proposed waterfront LRT, the proposed rail relocation and future GO Station and alternative proposals for the extension of Front Street West;
- (f) recognize the context of larger initiatives such as intergovernmental proposals respecting the Gardiner Expressway and the Garrison Common Integrated Master Plan exercise undertaken by the Royal Commission on the Future of the Toronto Waterfront;
- (g) create a plan which has the flexibility to allow for either the retention or the phased replacement of the Gardiner Expressway, recognizing that any dismantling of the Expressway would take place over an extended period of time;
- (h) develop a transportation and transit strategy for the area which also responds to the type and character of the surrounding land uses and which includes improved connections to, from and within the site, including bicycle and pedestrian routes;
- (i) recognize the historic shoreline of Lake Ontario and reference the former Garrison Creek alignment;
- (j) identify opportunities for *affordable housing*;
- (k) provide economic development opportunities, such as job creation, wherever feasible through redevelopment;
- (l) provide appropriate schools, *community services and facilities*; and

- (m) create a street system which connects to and extends the streets and blocks of the Bathurst Quay and Bathurst-Spadina Neighbourhoods.

14.20 INTERIM POLICIES FOR THE BATHURST/STRACHAN SPECIAL STUDY AREA

New Section
replaces S.5A.57

Until such time as the Official Plan and Zoning By-law amendments referred to in Section 14.19 are approved, Council may pass by-laws respecting these lands to permit:

- (a) *industrial* buildings or uses which are environmentally compatible with adjacent and neighbouring uses, provided that the total *gross floor area* of such *industrial* buildings or uses does not exceed 3.0 times the area of the *lot*; and/or
- (b) *commercial* and/or *institutional* buildings or uses having a *gross floor area* of up to 1.5 times the area of the *lot*; and/or
- (c) buildings containing a mix of *industrial*, *commercial* and *institutional* uses having a total *gross floor area* up to 3.0 times the area of the *lot*, provided that the total *gross floor area* of the *commercial* and/or *institutional* component of any such mixed-use building does not exceed 1.5 times the area of the *lot*.

The Bayfront

14.21 ENCOURAGING A MIX OF USES IN THE BAYFRONT

Existing S.5A.14
with modifications

Council shall encourage *residential*, *commercial*, *institutional* and compatible *industrial* uses in suitable locations within the *Bayfront*, in order to:

- (a) increase the public character of the area;
- (b) improve the viability of public transportation to and within the *Bayfront*;
- (c) promote active and varied use of the area by people throughout the year;
- (d) reduce the physical and perceptual isolation of parts of the *Bayfront* from the rest of the City;
- (e) assist in meeting Council's housing policies as set out in Section 6 of this Plan;
- (f) provide restaurants, shops, entertainment and other recreation-commercial and institutional facilities for the enjoyment of residents, workers and visitors;
- (g) provide or enable the provision of a publicly-accessible water's edge, *parks*, other public spaces, pedestrian walkways, and improvements to the streetscape;
- (h) protect and enhance the role of existing industries; and
- (i) promote economic activity in accordance with Section 9 of this Plan.

14.22 DETAILED POLICIES REQUIRED FOR THE BAYFRONT

Existing
S.5A.27(a) with
modifications

Due to important site planning, environmental, housing and transportation-related considerations in the *Bayfront* and the area's importance within the *Waterfront*, it is the policy of Council not to pass by-laws to permit redevelopment in any portion of the *Bayfront* until it has adopted detailed policies in Part II of this Plan or in site- or area- specific amendments made to this Plan following an appropriate area study, except for the Harbour Square Lands outlined in Section 14.30.

14.23 EXISTING PART II PLANS AND PART I AMENDMENTS IN THE BAYFRONT

New Section In implementing Section 14.22 of this Plan, it is the policy of Council that:

- (a) development in the lands comprising *Harbourfront* shall proceed in accordance with the Harbourfront Part II Plan and the Terminal Warehouse Part II Plan;
- (b) development in the portion of *Harbourfront and Adjacent Areas* west of Stadium Road shall proceed in accordance with Sections 14.25 - 14.28 of this Plan;
- (c) development in the portion of the *Central Bayfront* covered by the World Trade Centre Part II shall proceed in accordance with the World Trade Centre Part II Plan; and
- (d) development in the portion of the *Central Bayfront* covered by Section 14.30 of this Plan shall proceed in accordance with the Provisions of that Section.

Harbourfront and Adjacent Areas

14.24 POLICIES FOR NEW DEVELOPMENT

Existing S.5A.21
with modifications

It is the policy of Council that new development in *Harbourfront and Adjacent Areas* should:

- (a) create new *residential* and mixed commercial-residential neighbourhoods for a variety of household types;
- (b) provide *parks* and open space, including areas adjacent to *water's edge lands*;
- (c) enhance and encourage the use of *water's edge lands* for a pedestrian promenade;
- (d) create an attractive and interesting pedestrian environment and streetscape, particularly on the north-south streets that provide access to the rest of the City;
- (e) generally decrease in density as the distance from Bay Street increases; and
- (f) have a form, scale and configuration that ensure the maintenance of views to Toronto Bay, particularly at the ends of north-south streets and at the heads of slips, and enhance adjacent public open spaces.

14.25 NEW DEVELOPMENT WEST OF STADIUM ROAD

Existing S.5A.23

In that part of *Harbourfront and Adjacent Areas* west of Stadium Road, it is Council's policy to encourage the continuation of recreational boating facilities and the preservation of buildings of historic and architectural interest, while permitting the introduction of *residential* and further *commercial* uses which complement the *residential* and mixed-use development on the remainder of Bathurst Quay. In particular, new development on the Stadium Road frontage should be compatible in scale and character with existing and proposed *residential* development on the east side of Stadium Road.

14.26 PERMITTED USES FOR THE TIP TOP TAILORS PROPERTY

Existing S.5A.24

With respect to the lands known municipally in 1992 as No. 637 Lake Shore Boulevard West, and with due regard to the concerns listed in Section 14.25 above, Council may pass by-laws to permit:

- (a) buildings containing *commercial* and *institutional* uses, alone or in combination;
- (b) *industrial* buildings or uses which are environmentally compatible with adjacent and neighbouring *residential* uses, alone or in combination with *commercial* or *institutional* uses or both; and
- (c) on the application therefore by the owner of the *lot*, buildings containing *residential* uses, alone or in combination with *commercial* or *institutional* uses or both;

up to an aggregate density of 3.0 times the area of the *lot*.

14.27 HERITAGE POLICIES FOR THE TIP TOP TAILORS BUILDING

Existing S.5A.25 Notwithstanding the provisions of Section 14.26, in order to encourage the preservation of the building known municipally in 1992 as No. 637 Lake Shore Boulevard West, such building having been designated by Council as having historic or architectural value or interest under the *Ontario Heritage Act*, Council may, on the application therefore by the owner of the *lot* which contains the said designated building, pass by-laws to permit the exclusion of the *gross floor area* of the designated building or portion thereof which is retained in the new development from the calculation of the maximum permissible density of the new development on the *lot* permitted by Section 14.26, provided that:

- (a) where only a portion of the designated building is retained, such portion contains features of historic or architectural value or interest;
- (b) the relationship between the said designated building, or portion thereof, and the new development on the *lot* will be, in the opinion of Council, such that the quality and character of the designated building will be respected;
- (c) the retention, maintenance, and use of the said designated building, or portion thereof, are secured by the City by an appropriate legal agreement; and
- (d) the total *gross floor area* on the *lot* does not exceed an amount determined by Council on the basis of site-specific study.

For the avoidance of doubt, a by-law passed under this Section may permit the building to be used for any purpose set out in Section 14.26.

14.28 DEVELOPMENT POLICIES FOR PROPERTIES FRONTING ON THE WEST SIDE OF STADIUM ROAD

New Section With respect to the lands known municipally in 1992 as Nos. 2, 6, 10, 24, 40 and 50 Stadium Road, and with due regard to the concerns listed in Section 14.25 above:

- (a) Council may pass by-laws to permit buildings containing *commercial* and *residential* uses within the lands shown shaded on Map 12 compatible with adjacent and neighbouring uses to a total of 45,926 square metres of *residential gross floor area* and *non-residential gross floor area*, provided:
 - i) the *non-residential gross floor area* does not exceed 3,000 square metres; and
 - ii) any building erected within the aforesaid shaded area shall not exceed 36.5 metres in height, stepping down to a height of 20.0 metres along the Stadium Road frontage.

- (b) In order to ensure the protection of water views and access to the water's edge promenade, Council will ensure the conveyance to the City for parkland purposes of parcels of land at the north and south ends of the site, together comprising approximately 0.71 hectares as well as a 7 metre wide water's edge promenade which shall be adjacent to the water, free and clear of obstructions and open to the sky.

Central and East Bayfront

14.29 PLANNING AND URBAN DESIGN PRINCIPLES FOR CENTRAL AND EAST BAYFRONT DEVELOPMENT

New Section
replaces S.5A.29,
5A.31 and 4.34.

In accordance with the provisions of Section 14.22 of this Plan and subject to the provisions of Section 14.23 of this Plan, lands located in the undeveloped portions of the *Central Bayfront* and in the *East Bayfront* will be the subject of planning studies leading to recommendations for amendments to this Plan and to the Zoning By-law. It is the policy of Council that these studies and recommendations should be based on the following principles:

- (a) further planning and development work within *Central Bayfront* and *East Bayfront* should continue to address land use, open space, built form, infrastructure and environmental issues in the larger context of the *Waterfront* and the lower Don River area, while ensuring that development is permitted to proceed in reasonable increments at an appropriate pace;
- (b) new development in *Central Bayfront* and *East Bayfront* should reinforce the goal of increased public enjoyment and use of the *Waterfront*;
- (c) mixed use development should be promoted in *Central Bayfront* and *East Bayfront*, including the introduction of *residential* uses into the *East Bayfront* in a manner which is compatible with the needs of existing industries and consistent with sound environmental conditions;
- (d) new *commercial* uses permitted outside of the *Central Bayfront* should be supportive of *industrial* and *residential* uses. *Commercial* office development should not be pursued as a primary use in *East Bayfront*. *Commercial* office development at Marine Terminal 27, known municipally in 1992 as Nos. 7 and 25 Queens Quay East, should be permitted only to the extent necessary to provide buffer buildings adjacent to *industrial* uses on the east;
- (e) new *residential* development should be permitted in a manner which promotes the housing goals and objectives of Section 5 of this Plan and responds positively to the Provincial Housing Policy Statement;
- (f) new *residential* development should ensure the creation of viable neighbourhoods with an appropriate level of *community services and facilities*;
- (g) redevelopment in *Central Bayfront* and *East Bayfront* should be seen as providing opportunities for the introduction of public uses and buildings, *parks*, and open spaces that serve a regional and a local constituency;
- (h) the area south of Queens Quay should include a linked system of public open spaces and parkland which, among other things, contributes to the creation of a comprehensive waterfront trail;

- (i) redevelopment should be based on a street system, including the possible realignment and extension of the eastern part of Queens Quay East, which:
 - i) improves connections between the City and *Central Bayfront* and *East Bayfront*;
 - ii) accommodates the Gardiner Expressway in its present location but allows for its removal or restructuring; and
 - iii) establishes Queens Quay East as a significant waterfront boulevard;
- (j) the needs of existing industry for access to rail, dockwall and trucking routes should be respected;
- (k) the physical form of new development should include:
 - i) in the *East Bayfront*, buildings with low to medium heights stepping down to the water;
 - ii) in the *Central Bayfront*, buildings at moderate to high intensity with medium heights stepping down to the water, except that Marine Terminal 27, known municipally in 1992 as Nos. 7 and 25 Queen's Quay East, shall be developed at moderate intensity only;
 - iii) preservation of expansive views from the City to the water;
 - iv) scale, massing and siting of buildings in order to create good microclimatic conditions for pedestrians on public spaces, streets and walkways through all seasons;
 - v) Lower Yonge Street as a focal point on Toronto Bay; and
 - vi) the location of buildings and landscaping in a manner that defines Queens Quay as a significant waterfront boulevard and reinforces the system of public open spaces south of Queen's Quay;
- (l) the area's *industrial* history should be recognized and significant aspects of the waterfront's built heritage, including buildings, structures, dockwall and existing slips, should be preserved;
- (m) consistent, comprehensive and equitable approaches to flood control and soil remediation and other environmental measures should be determined in advance of redevelopment; and
- (n) co-operative arrangements among land owners and public agencies and levels of government should be promoted in order to realize both public and private objectives, including the creation of an appropriate streets and blocks plan.

14.30 HARBOUR SQUARE LANDS

Existing S.5A.30
with modifications

Notwithstanding any of the provisions of this Plan, it is the policy of Council to pass by-laws in the area bounded by York Street, Harbour Street, Bay Street, Queens Quay, Yonge Street Slip, and Toronto Bay to permit buildings containing a mix of *residential* or *commercial* uses or *community services and facilities*, or a combination of any of the foregoing, and *parks*, provided that:

- (a) the total *gross floor area* of all such buildings does not exceed 7.0 times such area;
- (b) appropriate regard is had to microclimatic conditions such as wind, calm, sun and shade as may be consequent of any such buildings; and
- (c) Council is satisfied that the design of any such buildings is undertaken in accordance with the intent to minimize obstruction of views to the Lake and Toronto Islands from York Street.

14.31 INTERIM POLICIES FOR CENTRAL BAYFRONT

Existing S.5A.27(b)
and 5A.28 with
modifications

Notwithstanding the provisions of Section 14.22 of this Plan and subject to the provisions of Section 14.30 of this Plan, prior to the adoption of any further detailed policies in Part II of this Plan or by other amendment to this Plan for any part of *Central Bayfront*, Council may pass by-laws respecting those portions of the *Central Bayfront* not covered by an approved Part II Official Plan to permit buildings for *commercial*, *residential*, *parks*, and/or *institutional* and recreation purposes having a density not exceeding 3.0 times the area of the *lot*, exclusive of any lands used for public streets and *parks*. In addition, any new development permitted in the *Central Bayfront* area in accordance with the provisions of this Section should be designed to encourage use of the district and the *water's edge lands*.

14.32 INTERIM POLICIES FOR EAST BAYFRONT

Existing S.5A.31
with modifications

Until such time as the Official Plan and Zoning By-law amendments referred to in Section 14.29 are approved, Council may pass by-laws respecting lands in *East Bayfront* to permit *industrial* and ancillary *commercial* and *institutional* uses provided the *gross floor area* of any building does not exceed 3.0 times the area of the *lot*.

Port Industrial District

14.33 CURRENT ROLE AND FUTURE DIRECTIONS FOR INDUSTRY IN THE PORT INDUSTRIAL DISTRICT

Existing S.4.33
and 5A.32 with
modifications

The *Port Industrial District* is one of the City's chief *industrial* areas, includes good transportation facilities, and has been used primarily for heavy industry, shipping and port-related purposes. It is now assuming a wider role by also accommodating general and light industry and some retail uses. The *Port Industrial District* also includes large undeveloped land areas and extensive shore line lands south of Unwin Avenue which offer unique open space, *parks*, environmental and recreational opportunities. It is the policy of Council that this area be maintained and improved for *industrial* and, as required, shipping and port uses, and that new and relocating high employment industries be encouraged to locate in this area. In keeping with this policy and in order to strengthen its role as a waterfront *industrial* area, it is Council's further policy that the *Port Industrial District* contain:

- (a) the Toronto region's major port facilities and dockwall sites;
- (b) vacant land suitable for the relocation and expansion of existing City industries;
- (c) in certain defined areas, a number of industries that require open storage of raw materials;

(d) *parks*, recreational opportunities, *natural areas* and *environmentally significant areas* along the North Shore of the *Outer Harbour* and public access to the water's edge; and

(e) a variety of local and regional retail uses along designated streets.

14.34 INCREASING THE ATTRACTIVENESS OF THE PORT INDUSTRIAL DISTRICT TO THE PUBLIC AND TO INDUSTRY

Existing S.5A.33

It is the policy of Council to ensure that the *Port Industrial District* is made more attractive to the public and to a wide range of industries, particularly high employment industries, by:

- (a) undertaking actions such as landscaping and street improvements, securing *parks* and harbour viewing areas, and encouraging similar private initiatives;
- (b) reducing the areas designated for *Heavy Industrial Areas* in accordance with Map 1;
- (c) passing by-laws to allow an expanded range of retail uses fronting on Cherry and Leslie Street in accordance with Section 14.36 of this Plan;
- (d) encouraging the provision of improved public transit to the *Port Industrial District*;
- (e) encouraging the Toronto Harbour Commissioners, acting within its jurisdiction and subject to Sections 14.5, 14.11, and 14.37, to make land available to high employment *industrial* uses;
- (f) ensuring, by the exercise of its available powers and in co-operation with other levels of government, where necessary, that industries achieve a high standard of performance in terms of appearance, landscaping, and environmental protection;
- (g) limiting dust generating uses, including those involving outdoor coal storage;
- (h) requiring, where feasible, measures to mitigate the generation of air-borne particulates wherever outdoor storage of raw materials is permitted; and
- (i) restricting the outdoor storage of raw materials to the *Heavy Industrial Areas* on the north side of the Ship Channel, as designated on Map 1, and to the lands within 125 metres of the dockwall along the south side of the Ship Channel generally between Cherry Street and the west end of the Ontario Hydro property.

14.35 BY-LAWS TO PERMIT EXISTING HEAVY INDUSTRIES

Existing S.5A.45
with modifications

In the *Port Industrial District*, Council may pass by-laws in the *General Industrial Area* to permit *Heavy Industrial Area* uses which existed in the *General Industrial Area* prior to ____.

14.36 LIMITED RETAIL USES IN THE PORT INDUSTRIAL DISTRICT

Existing S.5A.43
and 5A.44 with
modifications

In order to promote the enhancement of the *Port Industrial District* for public use, and in particular to promote increased pedestrian amenities, Council may designate certain limited areas along Cherry Street and Leslie Street in the *Port Industrial District* for retail *commercial* uses. Accordingly, notwithstanding the provisions of Sections 9.32, 9.33, 9.42 and 9.44 of this Plan, Council may pass by-laws respecting lands within

approximately 75 metres of the centre line of Cherry Street and within approximately 75 metres of the centre line of Leslie Street, between Lake Shore Boulevard and the Ship Channel, to permit *commercial* uses with a *gross floor area* of up to 1.0 times the area of the *lot*, provided that:

- (a) with respect to buildings or uses located within approximately 75 metres of the centre line of Cherry Street, all other provisions of Sections 9.32, 9.33, 9.42 and 9.44 of this Plan are complied with, and vehicular access is taken from Cherry Street; and
- (b) with respect to buildings or uses located within approximately 75 metres of the centre line of Leslie Street, all other provisions of Sections 9.32, 9.33, 9.42 and 9.44 of this Plan are complied with, and vehicular access is taken from Leslie Street.

14.37 USE OF LANDS DESIGNATED OPEN SPACE IN THE PORT INDUSTRIAL DISTRICT

Existing S.5A.34(a) with modifications In designating certain lands south of Unwin Avenue within the *Port Industrial District* as *Open Space*, *Natural Areas* or *Environmentally Significant Areas* on Map 1, it is Council's intention to recognize the current and potential use of these lands for passive and water-related recreational purposes and not to prevent the use of these lands by the Toronto Harbour Commissioners for port purposes if required.

14.38 WATER'S EDGE PROMENADE IN THE PORT INDUSTRIAL DISTRICT

Existing S.5A.34(b) Council considers the establishment of a water's edge promenade through the site of the Metro Sewage Treatment Plant and the lands at the foot of Leslie Street, and along the North Shore which would link major *park* areas as a recreational objective of particular importance, except that where shipping uses prevent the establishment of a water's edge promenade an alternative pedestrian route should be encouraged and provided.

Outer Harbour

14.39 USE OF THE OUTER HARBOUR

Existing S.5A.46 with modifications The *Outer Harbour* is the protected body of water located generally south of the *Port Industrial District* and west and north of the *Outer Harbour Headland*, and includes any land that has been or may be created by lakefilling in this body of water. In recognition of the importance of retaining this water body for water-related activities and in order to ensure consistency with the lakefilling and other environmental policies set out in Section 2 of this Plan, it is the policy of Council to pass amendments to the Zoning By-law to restrict the use of the water lots and/or any land created by lakefilling in the *Outer Harbour* to a bathing station and conservation lands and, before passing by-laws to permit any other uses, Council shall be satisfied that such by-laws conform with the policies of this Plan.

Notwithstanding the foregoing, none of the provisions of this Section are intended to prevent the use of waterlots in the *Outer Harbour* by the Toronto Harbour Commissioners for port purposes, if required.

Outer Harbour Headland

14.40 CHARACTERISTICS OF THE OUTER HARBOUR HEADLAND TO BE SUPPORTED

Existing S.5A.47
and 5A.48 with
modifications

The *Outer Harbour Headland* has developed natural environmental features worthy of protection. It is the policy of Council that the *Outer Harbour Headland* be used for year-round recreation purposes in a manner which respects the natural vegetation and wildlife habitat characteristics of this area. Accordingly, it is the policy of Council to support proposals for the *Outer Harbour Headland* which:

- (a) ensure that roads and intensive activities do not adversely affect the character of the *Environmentally Significant Area*;
- (b) permit public access, notwithstanding construction and fill activities;
- (c) use parking in peak periods located in adjacent areas of the *Port Industrial District*;
- (d) provide bicycle and pedestrian paths from Unwin Avenue to the tip of the *Outer Harbour Headland*;
- (e) regulate private automobile traffic on the *Outer Harbour Headland* and encourage the use of non-motorized transportation and the use of acceptable public transit; and
- (f) in the case of an undertaking related to access and facilities for an existing boat club on the Outer Headland, that an environmental impact study, as described in Section 2.29, is completed or the undertaking is approved under the Environmental Assessment Act.

14.41 PLANS FOR FUTURE DEVELOPMENT OF THE OUTER HARBOUR HEADLAND

Existing S.5A.50

It is the policy of Council to work with the Metropolitan Toronto and Region Conservation Authority and other appropriate agencies to:

- (a) prepare plans for the future development and use of the *Outer Harbour Headland*, including any additional land to be created by lakefill, in accordance with the policies set out in this Plan, and to adopt the main elements of any such plan as an amendment to this Plan prior to implementation; and
- (b) ensure that any development of the *Outer Harbour Headland* is carried out in an environmentally sound manner.

Toronto Islands

14.42 TORONTO ISLANDS AN IMPORTANT REGIONAL PARK

Existing S.5A.58
with modifications

The *Toronto Islands* are an important regional park. It is the policy of Council that the present general character of the *Toronto Islands* should be maintained, that the year-round use of the area be increased and encouraged, and the *Environmentally Significant Areas* be appropriately managed and protected.

14.43 PRESERVATION OF THE TORONTO ISLANDS COMMUNITY

Existing S.5A.60
with modifications

Council recognizes that the continuing presence of the *Low Density Residence Area* on Wards Island and Algonquin Island within the *Toronto Islands* contributes to the diversity, public enjoyment, and year-round use of the area, and that the year-round residences on the Islands constitute a unique community that is an integral part of the City and an important link with its past. Accordingly, it is the policy of Council to:

- (a) encourage the preservation, to the extent possible, of all *residential* buildings within the *Low Density Residence Area*;
- (b) work with interested parties to increase visitor use and enjoyment of public areas within and around the *Low Density Residence Area*; and
- (c) ensure direct and reliable public transport to the *Toronto Islands* all year-round.

14.44 LIMITED COMMERCIAL USES IN TORONTO ISLANDS

Existing S.5A.61
with modifications

Notwithstanding Section 14.43, Council may pass by-laws to permit limited *commercial* uses on the *Toronto Islands* including:

- (a) a retail store in a structure on Ward's Island, located on land managed by the Toronto Islands Residential Community Trust Corporation, to serve the convenience needs of local residents;
- (b) uses at Hanlan's Point that would encourage winter use of the *Toronto Islands*, provided that in the opinion of Council the proposed uses are in keeping with and enhance the character of the area; and
- (c) an office for the Toronto Islands Residential Community Trust Corporation located on Ward's Island on land managed by the Trust.

14.45 ENCOURAGE ACCESS BY BOAT TO TORONTO ISLANDS

Existing S.5A.59
with modifications

Council recognizes that travel by ferry and the car-free environment are integral to the *Toronto Islands* experience and contribute to public enjoyment of the *Waterfront*. Accordingly, it is Council's policy to encourage access to the *Toronto Islands* by boat, and that no bridge or tunnel should be built which would connect the *Toronto Islands* to the mainland.

Toronto Island Airport Lands

14.46 CONTINUED USE OF THE TORONTO ISLAND AIRPORT

Existing S.7.17
with modifications

Council will support the continued use, for aviation purposes, of the airport on the *Toronto Island Airport Lands*, subject to Section 14.47 of this Plan.

14.47 USE IN ACCORDANCE WITH THE LEASE AGREEMENT

Existing S.5A.62
and 5A.63 with
modifications

It is the policy of Council that the airport on the *Toronto Island Airport Lands*, exclusive of the *Environmentally Significant Area* on the west side of the airport, shall be used in accordance with the provisions of the lease agreement dated 30 June 1983

among the City, the Toronto Harbour Commissioners and the Government of Canada respecting the use of the airport for aviation purposes and uses incidental and accessory thereto.

In the event that the airport on the *Toronto Island Airport Lands* is closed, it is the policy of Council to seek the immediate conversion of the lands on which the airport is located for *parks*, or *parks* and *residential* purposes, and uses incidental and accessory thereto.

Eastern And Western Beaches

14.48 PARK AND RECREATIONAL USES ONLY

Existing S.5.11 The *Eastern Beaches* and the *Western Beaches* shall be used only for *park*, recreational or ancillary uses.

14.49 PUBLIC OWNERSHIP AND CONTROL

Existing S.5.12 No City owned land will be disposed of in the areas referred to in Section 14.48, and privately operated uses in these areas will be under public control.

14.50 COUNCIL APPROVAL OF BUILDING PLANS

Existing S.5.13 Council will require the approval of plans for buildings and works to obtain harmony in the development of the areas referred to in Section 14.48.

14.51 USE OF LAND CREATED BY LANDFILL

Existing S.5.14 Council will take any necessary steps to ensure that any land created by filling in Lake Ontario adjacent to the *Eastern Beaches* or the *Western Beaches* will be used only for *parks*, recreational or ancillary uses, and that no such filling is undertaken except in accordance with Sections 2.69 and 2.70 or without regard to its visual effect on the enhancement of the *Eastern Beaches* or the *Western Beaches* and the public enjoyment of these areas.

14.52 PUBLIC ACCESS

Existing S.5.15 Public access to *parks* located in the *Eastern Beaches* and the *Western Beaches* will be improved provided the appearance and recreational value of these areas will not be adversely affected, and provided such improved access does not adversely affect the use of adjacent residence areas.

Vince Pietropaolo



COMMUNITY IMPROVEMENT

GENERAL PRINCIPLES

15.1 GENERAL POLICIES AND ACTIONS

Existing S.8A.1 In order to enhance the social and economic well-being of its citizens, it is the policy of Council to maintain and improve the public amenities in the downtown, the waterfront and the residential neighbourhoods, to ensure the vitality of commercial areas of the City, and to retain, develop and strengthen the City's industrial base. Accordingly, Council shall initiate and develop programs and activities and make use of programs of other levels of government, its own funds and private sources of funding to encourage improvement and renewal in all areas of the City.

15.2 OBJECTIVES OF COMMUNITY IMPROVEMENT PROGRAMS AND ACTIVITIES

Existing S.8A.2 In improving the quality of life in the City for residents, workers and visitors, Council shall undertake community improvement programs and activities in accordance with the following objectives:

- (a) to improve the amenity, appearance, safety, and environmental quality of all areas of the City;
- (b) to ensure the compatibility of abutting and neighbourhood land uses;
- (c) to provide for a diversity of and equality of access to suitable social-recreational facilities and other supportive services in all areas of the City;
- (d) to provide and maintain a system of public open spaces that offers a broad range of outdoor social and recreational opportunities of both a passive and active nature;
- (e) to promote and stimulate private sector initiatives which will create employment and generate an improved municipal tax base in ways which are consistent with the City's economic development strategy and other policies;
- (f) to encourage the conservation and appropriate use of historical properties;
- (g) to provide, maintain, and upgrade transit, vehicular and pedestrian related infrastructures and other municipal utilities and services sufficient for the efficient functioning of the City; and
- (h) to provide and advocate the provision of adequate and affordable housing including the rehabilitation of the existing stock in accordance with Section 6 of this Plan.

15.3 MEASURES TO BE USED BY COUNCIL

Existing S.8A.3 In order to maximize program and activity benefits and ensure a prudent use of resources, Council shall, as appropriate:

- (a) use its capital budget to promote the objectives set out in Section 15.2;

- (b) co-ordinate its land use planning and economic development activities with the implementation of improvement programs in all areas of the City;
- (c) co-ordinate efforts to improve the City's physical and social infrastructures with ongoing efforts to optimize the use and comprehensive maintenance of existing services and facilities;
- (d) maintain a balance between the development of physical and social infrastructures in redeveloping areas such as the Railway Lands and the waterfront, and the maintenance and renewal of infrastructures in mature areas of the City;
- (e) undertake activities and programs in concert with other public, private and voluntary sector initiatives that would complement or supplement its own actions;
- (f) where possible, utilize public, private, and foundation funding sources;
- (g) seek the participation of affected parties in the planning and implementation of any improvement scheme;
- (h) provide resources, organizational support and advocacy assistance for private and voluntary sector improvement efforts deemed to be in the municipal interest;
- (i) adopt from time to time standards and guidelines for the provision of physical facilities and services;
- (j) encourage an adequate standard of property maintenance through enforcement of the Housing Standards and any related by-laws;
- (k) designate community improvement areas and prepare community improvement plans, pursuant to Section 28 of the Planning Act, as amended or re-enacted from time to time, having due regard for Council's goals and objectives as set out elsewhere in Parts I and II of this Plan; and
- (l) designate Areas of Special Identity pursuant to Section 3.4 of this Plan and undertake works and programs to meet the objectives set out for these areas.

NEIGHBOURHOOD IMPROVEMENT

15.4 OBJECTIVES

- Existing S.8A.4 It is the policy of Council to strengthen the residential character and social cohesiveness of its neighbourhoods by promoting improvements to the distribution and quality of public amenities and open spaces, social-recreational facilities and neighbourhood support services, and by ensuring the maintenance of the housing stock, as appropriate, in the *Residence Areas* and *Open Space* delineated on Map 1 of this Plan.

15.5 CONSIDERATIONS IN SELECTING AREAS AND PROJECTS

- Existing S.8A.5 Council shall have regard for the following considerations in selecting and phasing areas and projects for improvement in the areas set out in Section 15.4:
- (a) the social and economic conditions in a neighbourhood which demonstrate a priority of need;

- (b) the need and demand for a greater availability, diversity or suitability of municipal infrastructure services and utilities, social-recreational facilities and programs, and public open spaces;
- (c) the opportunity to delete or ameliorate the impact of incompatible non-residential land uses, traffic and/or physical barriers which disrupt community life;
- (d) the opportunity to rehabilitate housing stock that is in poor condition; and
- (e) the availability of grant programs or other funding sources that would augment the impact of the City's investment.

15.6 MEASURES TO BE USED

Existing S.8A.6 The measures which Council may use in providing improvement in areas set out in Section 15.4 include, but are not limited to:

- (a) undertaking capital improvements on an area or project basis, while encouraging the fullest use of existing facilities and services;
- (b) developing new programs, as necessary, in co-operation with other levels of government and the private and voluntary sectors;
- (c) informing residents and property owners of available programs for housing rehabilitation and energy conservation; and
- (d) supporting community development and employment projects.

COMMERCIAL AREA IMPROVEMENT

15.7 OBJECTIVES

Existing S.8A.12 It is the policy of Council to encourage improvements in the general appearance and level of maintenance, the provision of public amenities, the efficient functioning and the economic viability of *Mixed Commercial-Residential Areas*, *Regional Commerce Centres* and *the Financial District* delineated on Map 1 of this Plan.

15.8 TYPES OF PROGRAMS AND ACTIVITIES

Existing S.8A.13 Accordingly, Council will encourage the undertaking of programs and other actions to assist the revitalization and promotion of these areas, which include, but are not limited to, the upgrading of streetscapes and pedestrian amenities, encouraging the renovation and upgrading of buildings and lands, and providing improved public transit, open space, and off-street parking facilities.

15.9 CONSIDERATIONS IN SELECTING AREAS AND PROJECTS

Existing S.8A.14 Council shall have regard for the following considerations in selecting and phasing projects and areas for improvement in the areas set out in Section 15.7:

- (a) the need for an improved appearance or increased public amenities in the area;
- (b) the efforts of local business associations to promote and upgrade the area;

- (c) the opportunity for coordinating improvements with other capital programs such as, but not restricted to, sidewalk reconstruction and tree planting; and
- (d) that priority be given to retail strips in improving public amenities and undertaking commercial revitalization measures.

15.10 MEASURES TO BE USED

Existing S.8A.15 The measures which Council may use in undertaking improvements in the areas set out in Section 15.7 include, but are not limited to:

- (a) providing capital improvements such as enlarged sidewalks, decorative paving, street trees and furniture, special street lighting, and municipal off-street parking;
- (b) assisting and providing services to individual businesses and business associations; and
- (c) encouraging the organization and functioning of business associations and Business Improvement Areas.

INDUSTRIAL AREA IMPROVEMENT

15.11 OBJECTIVES

Existing S.8A.16 It is the policy of Council to actively promote the retention, renewal and efficient development of its *Restricted, General and Heavy Industrial Areas, Mixed Industrial-Residential Areas* and *General Use Areas* in accordance with Section 9, and as delineated on Map 1, of this Plan.

15.12 TYPES OF PROGRAMS AND ACTIVITIES

Existing S.8A.17 Accordingly, Council shall support the undertaking of programs and other actions which include, but are not limited to, the provision of a municipal infrastructure, public open spaces, social-recreational facilities and support services sufficient for the production operation of existing industries and the further attraction of new industries, and the encouragement of the highest achievable standards of workplace and area environments.

15.13 CONSIDERATIONS IN SELECTING PROGRAMS AND AREAS

Council shall have regard for the following considerations in the selection and phasing of areas for improvement from the areas set out in Section 15.11:

- (a) the continued viability of the current industrial and ancillary uses;
- (b) the need for improvements to physical conditions in the area including building stock, infrastructure, and general environment;
- (c) macro-economic factors and the policies and programs of other levels of government that impinge on industrial sector growth on a regional basis;
- (d) local market conditions and the potential for employment generation; and
- (e) the need to protect residential areas adjacent to such areas and the housing within *Mixed Industrial-Residential Areas*.

15.14 MEASURES TO BE USED

Existing S.8A.19 The measures which Council may use in undertaking improvements in the areas set out in Section 15.11 include, without being limited to:

- (a) undertaking capital improvements that address infrastructure and environmental deficiencies and land use compatibility;
- (b) encouraging and assisting the upgrading and renewal of existing structures and properties including advocating senior government assistance programs;
- (c) purchasing and redeveloping properties for industrial or ancillary uses;
- (d) assisting firms to establish themselves in suitable locations;
- (e) undertaking joint venture or public demonstration projects; and
- (f) cooperating with other municipalities in the region on programs for industrial renewal and development.

**THE WATERFRONT, RAILWAY LANDS, UNIVERSITY AREAS,
THE QUEEN'S PARK GOVERNMENT AREA, AND THE HOSPITAL AREA**

15.15 OBJECTIVES

Existing S.8A.7
with modifications

Council shall encourage and undertake improvements to open spaces, buildings, and cultural amenities in areas such as the *Harbourfront and Adjacent Areas*, the *Central and East Bayfront*, the *University Areas*, the *Queen's Park Government Area*, the *Hospital Area*, and the *Railway Lands* as delineated on Maps 1 of this Plan and Areas of Special Identity as identified in Parts I and II of this Plan.

15.16 TYPES OF PROGRAMS AND ACTIVITIES

Existing S.8A.8

Accordingly, Council shall undertake programs and activities which include, without being limited to, the improvement of pedestrian amenities on public streets, the provision and upgrading of public open space and social-recreational facilities, and the promotion of cultural activities, and shall encourage the retention and reinforcement of significant views, the renewal of existing built-up areas including the rehabilitation of architecturally or historically significant buildings and the preservation of heritage features.

15.17 UNDEVELOPED LANDS

Existing S.8A.9

In the redevelopment of areas such as the *Railway Lands* where an adequate physical and social infrastructure does not exist, Council shall promote the provision of a network of city streets, transit facilities, open spaces, and social-recreational facilities as redevelopment occurs, utilizing its own funds or funds from private sources and senior levels of government, as appropriate.

15.18 CONSIDERATIONS IN SELECTING AREAS AND PROJECTS

Existing S.8A.10

Council shall have regard for the following considerations in selecting and phasing areas and projects for improvement in the areas set out in 15.15.

15.19 MEASURES TO BE USED

Existing S.8A.11 The measures which Council may use in undertaking improvements in the area set out in Section 15.15 shall include, without being limited to:

- (a) purchasing, rehabilitating and/or redeveloping land and/or buildings for public use;
- (b) undertaking capital works projects such as sidewalk improvements, special street lighting, and tree planting;
- (c) acquiring land and/or improving land under City ownership for the purposes of establishing a comprehensive system of public open spaces and pedestrian walkways;
- (d) encouraging and/or coordinating facade improvements undertaken by the public and private sectors; and
- (e) providing assistance programs for the conservation of buildings of architectural or historical importance and the preservation of other features of heritage value.

IMPLEMENTATION

GENERAL PROVISIONS

16.1 PLAN IN ACCORDANCE WITH PLANNING ACT

Existing S.8.1 It is the policy of Council that this Plan will be implemented, reviewed and from time to time amended in accordance with the provisions and procedures set out in The Planning Act and other statutes as may be applicable.

16.2 PART I OF PLAN GENERAL, PART II AREA OR DISTRICT

New Section replaces S.8.2 It is the policy of Council that this Plan will be in two parts. Part I, which constitutes this document, outlines the general plan of development policies for the City as a whole.

Part II amendments to this Plan will be approved by Council in order to provide more detailed guidance for the future planning and development of specific areas of the City. Part II amendments may contain:

- (a) Area of Special Identity designations, descriptions, guidelines and regulations, as set out in Section 3.4; and/or
- (b) Community Services and Facilities Strategic Plans, as set out in Section 7.2.

16.3 PART II AMENDMENTS PREVAIL, AND PART II MAY VARY PROVISIONS OF PART I

New Section replaces S.8.3(a) (a) Part II of the Plan will be adopted progressively as the policies are developed. Where Part II Amendments are at variance with the provisions of Part I as it stood prior to such date, the Part II Amendments, upon their approval, prevail.

New Section replaces S.8.3(b) (b) Where Part II Amendments to the Plan are adopted by Council subsequent to _____, the provisions of such Part II Amendments shall prevail over Part I of this Plan, upon their approval by the Minister.

New Section replaces S.8.3(c) (c) It is the policy of Council that Part II of this Plan may vary any of the density or other provisions of this Plan in response to local circumstances and based upon appropriate local study.

16.4 PART II STUDY FOR LARGE DEVELOPMENTS

Existing S.8.4 with modifications Notwithstanding any other provision of this Plan, Council will consider large scale development proposals which may have a major impact on the structure or character of the City, or which may alter the form of streets and/or blocks of the City, only in light of a study of the area undertaken for the purpose of recommending policies for adoption in Part II of this Plan. Council will not make any amendments to the Zoning By-law to permit such development without first adopting such policies as may appear necessary in light of the study, in Part II of the Plan.

16.5 BY-LAWS AND PUBLIC WORKS IN CONFORMITY WITH PLAN

Existing S.8.5
first paragraph This Plan will be implemented by Council through the passing of by-laws and by public works. In accordance with Section 24 of The Planning Act, R.S.O. 1990, as amended or re-enacted from time to time, any by-law passed, or public work undertaken by Council after approval of this Plan, shall be in conformity with the provisions of the Plan.

16.6 PUBLIC SERVICES AND PUBLIC WORKS PERMITTED IF THEY MEET THE GENERAL INTENT AND PURPOSE OF THE PLAN

New Section It is the policy of Council that the provision of public services and public works by the City and its local boards shall be encouraged, and such public services and public works need not strictly comply with the provisions of this Plan provided the general intent and purpose of Part I and Part II of this Plan are maintained. To implement this policy Council may pass by-laws to encourage and facilitate the provision of public services and public works.

16.7 BOUNDARIES APPROXIMATE

Existing S.1.2 (c)
first paragraph The boundaries between land uses designated on the Generalized City Plan Map 1 (except where established in Part II of this Plan) are approximate except where they coincide with major roads, railway lines, rivers or other clearly defined physical features. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan.

16.8 NUMERICAL FIGURES, EXCEPT DENSITY, NOT RIGID

Existing S.1.2 (c)
second paragraph All numerical figures in the Plan, except those indicating density, should not be interpreted as absolute and rigid. Minor variations from them will be tolerated providing the intent and spirit of the Plan is maintained.

16.9 ZONING BY-LAW

Existing S.8.6 (a) The Zoning By-law is not replaced or superseded by any provision of this Plan.
(b) The specific provisions of the Zoning By-law continue to apply in all cases.

16.10 ZONING BY-LAW RE-ORGANIZATION

Existing S.8.5
second paragraph This Plan does not preclude the enactment of a by-law or by-laws to re-organize, clarify and simplify By-law 438-86 (as amended) or to re-organize, clarify or simplify any such first mentioned by-law or by-laws, provided no such by-law affects the intent and purpose of By-law 438-86 (as amended).

16.11 DENSITY IF CONVEYANCE OF LAND FOR HIGHWAY PURPOSES

Existing S.8.12 Notwithstanding any other provision of the Plan, Council may pass by-laws to provide that where there has been a conveyance of a portion of a lot for the purpose of widening, realigning, opening or extending a public highway or for the purpose of a reserve strip, the permissible gross floor area shall be the same as that permitted on the lot prior to the conveyance. For further clarity, the calculations are to be based on the lot as it existed prior to the conveyance.

TEMPORARY USE BYLAWS

16.12 PROVISION FOR TEMPORARY USE BY-LAWS

New Section Council may enact temporary use by-laws for renewable periods of not more than three years, permitting the use of land, buildings or structures on a temporary basis. The provisions of the Planning Act regarding the enactment and subsequent extensions to such by-laws shall apply.

A use which is otherwise prohibited may be permitted by a temporary use by-law in order to:

- (a) allow an unfamiliar use on a trial basis; and/or
- (b) allow the use of an available building until the rehabilitation or redevelopment of the building for a use permitted by this Plan is warranted by future market conditions.

Upon the expiry of the time period(s) authorized by a temporary use by-law, the use of land, buildings or structures that were permitted under such a by-law shall cease to exist and shall not be considered as non-conforming uses.

16.13 CONSIDERATIONS IN PASSING TEMPORARY USE BY-LAWS

New Section In considering the enactment of a temporary use by-law, Council shall be satisfied that:

- (a) the proposed temporary use does not create or aggravate any situation detrimental to adjacent uses or areas; and
- (b) the use does not adversely affect surrounding uses or areas in terms of pollution, odour, noise, light, traffic generation, parking or loading.

PUBLIC MEETINGS

16.14 HOLDING OF A PUBLIC MEETING AS REQUIRED BY THE PLANNING ACT, 1990

Existing S.8.13 Whenever the Planning Act, 1990, as amended from time to time, requires the Council to hold a public meeting in respect of amendments that may be proposed for the Official Plan, in respect of a community improvement plan or amendments thereto, or in respect of a zoning by-law, the public meeting in respect of amendments that may be proposed for the Official Plan and in respect of a zoning by-law shall be held by the Land Use Committee and the public meeting in respect of a community improvement plan and amendments thereto shall be held by the Neighbourhoods Committee, and the giving of notice shall be in the manner and to the persons prescribed by regulation under the Planning Act and the Committee shall forward to Council a true copy of all written submissions or comments and the recommendations of the Committee, if any.

NEIGHBOURHOOD PLANNING PROCESS

16.15 NEIGHBOURHOOD PLANNING PROCESS

- New Section Council recognizes the tradition and practice of public participation in the neighbourhood planning process. Council shall seek the views and participation of the public generally during the preparation and prior to the implementation of the following:
- (a) Part I and Part II Official Plan amendments;
 - (b) Zoning By-law amendments;
 - (c) Community Improvement Plans;
 - (d) Community Services and Facilities Strategic plans; and
 - (e) neighbourhood traffic plans.

SITE PLAN CONTROL

16.16 DESIGNATION OF THE CITY OF TORONTO

- Existing S.8B.1 The area comprising the City of Toronto is hereby designated as a proposed site plan control area under subsection 41(2) of the Planning Act, 1990.

16.17 USE OF SECTION 41(4)2 OF THE PLANNING ACT

- Existing S.8B.2 The area comprising the City of Toronto is hereby designated as an area wherein Council may require submission of the drawings mentioned in paragraph 2 of subsection 41(4) of the Planning Act, 1990 for a building to be used for residential purposes containing less than twenty-five dwelling units.

16.18 DEFINITION OF PUBLIC LANES

- Existing S.8B.3 In Sections 16.19, 16.20 and 16.21 "public lane" means a highway described in Appendices B, C and D to this Plan.

16.19 WIDTHS FOR PUBLIC LANES

- Existing S.8B.4 It is the policy of Council to provide and maintain a system of public lanes that efficiently serve abutting lands. In this regard, it is Council's policy that public lanes serving exclusively residential lands, residential and park lands, or residential and open space lands, shall be at least 5 metres wide and that public lanes serving commercial, institutional or industrial lands located on one or both sides thereof shall be at least 6 metres wide.

16.20 WIDENING OF SUBSTANDARD LANES

- Existing S.8B.5 Where a public lane has a lesser width than the standards set out in Section 16.19, it is the policy of Council to consider requiring as a condition to the approval of plans and drawings for development in an area of site plan control, the conveyance of land from abutting properties, to widen the public lane to the extent set out below:

- (a) In the case of exclusively residential lands, residential and park lands, or residential and open space lands, it is the policy of Council to acquire for public highway purposes any land situated within 2.5 metres of the original centre line of the public lane.
- (b) In the case of commercial, institutional or industrial lands, it is the policy of Council to acquire for public highway purposes any land situated within 3 metres of the original centre line of the public lane, except that, where residential, park or open space lands abut the side of the lane directly opposite, such distance on the side on which the commercial, institutional or industrial lands abut shall be 3.5 metres.

16.21 LAND AT INTERSECTION OF PUBLIC LANES

Existing S.8B.6

It is a policy of Council to consider requiring as a condition to the approval of plans and drawings for a development located on lands in an area of site plan control which lands are located at the intersection of two or more public lanes, the conveyance for public highway purposes of an area of land located within a triangular area two sides of which are formed by lines drawn parallel to the original centre lines of such lanes and in conformity with the widening provisions in paragraphs (a) and (b) of Section 19.20, with one angle at their point of intersection, and with the third side formed by a straight line drawn between points located on the first two sides at a distance of 1.52 metres measured from the aforesaid point of intersection of the widening lines.

HEIGHT LIMITS

16.22 ZONING HEIGHTS TO ENSURE CHARACTER OF AREAS

New Section
replaces S.1A.44

It is the policy of Council to enact Zoning By-law provisions which establish height limits throughout the City, to ensure that new development is consistent with the Physical Form, Area of Special Identity and other policies of this Plan.

NON-CONFORMING USES

16.23 FUTURE OF NON-CONFORMING USES

Existing S.9.2

As a general rule, non-conforming uses throughout the planning area in the long run should cease to exist, so that the land affected may revert to a use in conformity with the intent of the Official Plan and the provisions of the implementing restricted area by-law (Zoning By-law). In special instances, however, it may be desirable to permit the extension or enlargement of a non-conforming use in order to avoid unnecessary hardship, providing the application is in conformity with the policies of this Section to ensure the general welfare of the community.

16.24 BY-LAWS TO PERMIT EXPANSION OF NON-CONFORMING USE

Existing S.9.1

It is the policy of Council that this Plan will not limit the authority of the Municipality as stated in Section 34 of The Planning Act, 1990, as amended or reenacted from time to time, to pass a by-law permitting the extension or enlargement of land, building or structure which is being used, at the time of the passing of the by-law, for a purpose

which does not conform with the land use designation of the Official Plan. Such a by-law shall, however, be in conformity with the policies included in this Plan.

16.25 COUNCIL ACQUISITION OF NON-CONFORMING PROPERTY

Existing S.9.3 Before concurring with any application for the extension or enlargement of an existing non-conforming use, the feasibility of acquiring the property concerned at the time of the application or possibly at some future date and of holding, selling, leasing or developing it in accordance with the provisions of The Planning Act will be considered by Council. In this context, special attention will be given to the chances for the re-establishment of the use under consideration in a different location, where it would be able to perform and produce under improved conditions in accordance with the planning policies of the municipality.

However, if acquisition at this time does not appear to be feasible and if the special merits of the individual case make a permission desirable to grant the extension or enlargements of a non-conforming use, Council may consider the passing of a restricted area by-law (Zoning By-law) pursuant to Section 34 of The Planning Act, 1990, as amended or re-enacted from time to time; such a by-law may then be passed without the necessity to amend the Official Plan, if it complies with the policies of Section 16.26.

16.26 REQUIREMENTS TO PROTECT PUBLIC INTEREST

Existing S.9.4 with
modifications Council, therefore, before passing a by-law, shall be satisfied that those of the following requirements which are relevant to each specific application for the extension or enlargement of a non-conforming use are, or will be, fulfilled in order to safeguard the wider interests of the general public:

- (a) That the proposed extension or enlargement of the established non-conforming use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the Zoning By-law, applying to the area.
- (b) That the proposed extension or enlargement shall be in an appropriate proportion to the size of the non-conforming use established prior to the passing of the original Zoning By-law.
- (c) That an application, which would affect the boundary between areas of different land use designations on the Official Plan, will only be processed under these policies, if it and be considered as a "minor adjustment" permitted under the flexibility clause of the implementation provisions of the Plan without the need for an amendment. Major variances will require an amendment to the Official Plan.
- (d) The characteristics of the existing non-conforming use and the proposed extension or enlargement shall be examined with regard for noise, vibrations, fumes, smoke, dust, odours, chemical processes and storage, other pollutants, lighting and traffic generating capacity. No amendment to the by-law shall be made if one or more of such nuisance factors will be increased so as to add essentially to the incompatibility of the use with the surrounding area.

- (e) That the neighbouring conforming uses will be protected, where necessary, by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting, advertising, signs, etc.

Such provisions and regulations shall be applied to the proposed extension or enlargement and, wherever feasible be also extended to the established use in order to improve its compatibility with the neighbourhood.

- (f) That traffic and parking conditions of the vicinity will not be adversely affected by the application, and traffic hazards will be kept to a minimum by appropriate design of access and egress points to and from the site, improvement of site condition especially in proximity to intersections.
- (g) That adequate provisions have been or will be made for off-street parking and loading facilities.
- (h) That municipal sewers such as water, sanitary and storm sewers, roads, etc., are adequate, or can be made adequate.

16.27 BY-LAWS TO PERMIT EXISTING RESIDENTIAL, COMMERCIAL OR INSTITUTIONAL USE OR DENSITY IF PREVIOUSLY LAWFUL

Existing S.9.6(a)
with modifications

Notwithstanding any other provisions of the Plan, where at the date of the passing of a by-law prohibiting the erection or use of buildings in excess of stipulated residential, commercial and/or institutional densities, a building is lawfully used for residential, commercial and/or institutional purposes at densities in excess of that permitted by such by-law, Council may pass by-laws:

- (a) to permit such building to be used for any residential, commercial and/or institutional purposes permitted by the Zoning By-law in the Area or District in which the building is located; and
- (b) to permit the replacement or reconstruction of such building if it is razed or damaged wholly or partly by fire, explosion, or an act of God;

provided that such by-laws do not permit the building, or its replacement or reconstruction, to have a *gross floor area* in excess of the amount contained in the building on the date of the enactment of the prohibitory by-law.

16.28 BY-LAWS TO PERMIT EXISTING BUILDING EXCEEDING HEIGHT LIMIT IF PREVIOUSLY LAWFUL

Existing S.9.6(b)
with modifications

Notwithstanding any other provision of this Plan, where at the date of the passing of a by-law prohibiting the erection of buildings in excess of stipulated heights, a building is lawfully erected to a height greater than the stipulated limit, Council may pass by-laws:

- (a) to permit such building to be used for any purpose permitted by the Zoning By-law in the Area or District in which the building is located; and
- (b) to permit the replacement or reconstruction of such building if it is razed or damaged wholly or partly by fire, explosion, or an act of God;

provided that such by-laws do not permit a building or its replacement or reconstruction, to have a *gross floor area* in excess of that contained in the building at the date of the enactment of the applicable prohibitory by-law, or the maximum *gross floor area* permitted for such building by this Plan, whichever is greater.

16.29 CLARIFICATION

Existing S.9.6 For the avoidance of doubt, Sections 16.27 and 16.28 apply where:

- (a) a building is lawfully erected or under construction;
- (b) a valid building permit authorizes the erection of a building; or
- (c) a judicial order has been obtained to compel the issuance of a building permit to authorize the erection of a building, at the date of passing of a by-law referred to in Sections 16.27 and 16.28.

MONITORING AND REVIEW

16.30 QUINQUENNIAL REVIEWS

New Section It is the policy of Council to review key aspects of this Plan at five year intervals in order to:

- (a) assess the continued appropriateness of the policies of the Plan;
- (b) measure the success of the various policies in achieving the goals and objectives of the Plan; and
- (c) identify the need for changes to policies and implementation mechanisms to better achieve the objectives of the Plan.

16.31 MONITORING, EVALUATING AND REPORTING

New Section
replaces S.1A.5(b)
1A.8, 1A.12, 2A.5
and 5.33 In addition to quinquennial reviews, it is the policy of Council to monitor, evaluate and report periodically on key population, employment, housing, transportation, parks, environmental and community service indicators, including, but not limited to, the following:

- (a) changes in the supply and distribution of office space within the Central Area;
- (b) changes in the level and characteristics of City and Central Area employment;
- (c) changes in the supply of housing in the City and the Central Area, with particular emphasis on population growth and increases in the supply of *social* and *affordable* housing;

- (d) changes in travel volumes and changes in the method of travel of commuters crossing the Central Area Cordon during peak periods;
- (e) changes in key economic indicators at the regional level, including changes in the rate of growth of the regional labour force, levels of employment and unemployment, participation rates and labour force characteristics;
- (f) changes in the supply and distribution of commercial office development at the regional level;
- (g) changes and trends in office floor space per worker ratios (FSW);
- (h) changes in the demographic profile of Central Area residents;
- (i) increases in the supply of parks, with particular reference to acquisitions in identified park deficient areas;
- (j) progress achieved toward the various specific environmental targets including progress in preserving *Natural Areas* and *Environmentally Significant Areas*;
- (k) progress achieved in redressing community service deficiencies; and
- (l) progress made in the area of preservation of heritage buildings and landscapes.

Vince Pletropsolo



DEFINITIONS

For the Purposes of this Plan

17.1 ACCESSORY APARTMENTS

New definition The term *accessory apartments* means self-contained apartments created through converting part of, or adding on to, existing homes (single detached, semi-detached, duplexes, triplexes, row houses, etc.)

17.2 AFFORDABLE

New definition The term *affordable* means total annual housing costs which do not exceed 25 percent of gross annual household income in the case of rental housing, and 30 percent in the case of ownership housing.

17.3 AFFORDABLE HOUSING

New definition The term *affordable housing* means housing which would have rents or prices that would be *affordable* to households with a range of incomes in the lowest 60 percent of the income distributions for tenant households of various sizes and composition within the Toronto Census Metropolitan Area; and which would be provided primarily for occupancy by such households on an ongoing basis.

Affordable housing includes *social housing* as defined in the City of Toronto Act, 1988 (Section 2(1)) and any other government-assisted housing or bona fide non-profit housing which the City of Toronto may recognize as *affordable housing* from time to time.

17.4 AREAS DESIGNATED FOR INDUSTRY

Existing S.10.1 The term *areas designated for industry* means areas designated as *Restricted Industrial Areas*, *General Industrial Areas* and *Heavy Industrial Areas* on the Generalized City Plan Map or as may be so designated in Part II of this Plan.

17.5 ARTS OR CULTURAL FACILITIES

New definition The term *arts or cultural facilities* means, not-for-profit performing or visual arts facilities accessible to the public, such as public art galleries, public museums, and public performing arts facilities.

New *Ataratin*
See Section 17.27

New *Bathurst Strachan Special Study Area*
See Section 17.27

New *Bayfront*
See Section 17.27

Definitions

17.6 BED AND BREAKFAST ESTABLISHMENT

- Existing S.10.2A The term *bed and breakfast establishment* means a portion of a residence used for lodging the travelling public.
- Existing *Central Area*
See Section 17.27
- New *Central Bayfront*
See Section 17.27
- New *Central Area Cordon*
See Section 17.27
- Existing *Central Core*
See Section 17.27
- Existing *Central Industrial District*
See Section 17.27

17.7 COMMERCIAL

- Existing S.10.5 The term *commercial* includes offices, including *government offices*, the administrative offices of an *institution* where such offices are located beyond the area where the services of the *institution* are primarily delivered, *hotels*, retail stores, service shops and premises, public service protection and utility premises and undertakings, places of amusements, public transportation uses, and small workshops.

17.8 COMMERCIAL AND/OR INSTITUTIONAL BUILDINGS OR USES INCIDENTAL TO INDUSTRIAL USES OR AREAS.

- Existing S.10.6 The terms *commercial and/or institutional buildings or uses incidental to industrial uses or areas*, means uses or buildings which are incidental to *industrial* uses, buildings, or areas, and which do not prejudice, by reason of function, size, or concentration, the continued primarily *industrial* function of an area. Such uses may include, but are not limited to, business administrative offices of an *industrial* firm, fire halls, police stations, caretakers' residences, outlets of a bank or financial institution, barber or hairdressers' shops, dry cleaners' shops, newsstands, restaurants, union halls and *community services and facilities*.

17.9 COMMON OUTDOOR SPACE

- New definition
replaces S.10.8 The term *common outdoor space* means an area or areas on a *lot*, containing in whole or in part *non-residential* uses, which area or areas are exterior to the building and provide amenities such as planting, landscaping, seating and other street furniture for the benefit and enjoyment of pedestrians. *Common outdoor space* shall be adjacent to and accessible from streets, *parks*, walkways and other pedestrian areas.

17.10 COMMUNITY IMPROVEMENT, COMMUNITY IMPROVEMENT PLAN AND COMMUNITY IMPROVEMENT PROJECT AREA

Existing S.10.8A The terms *community improvement*, *community improvement plan* and *community improvement project area* mean, respectively, community improvement, a community improvement plan or a community improvement project area as defined in Section 28 of the Planning Act, Statutes of Ontario, 1983, as amended or re-enacted from time to time.

17.11 COMMUNITY SERVICES AND FACILITIES

New definition
replaces S.10.9

The term *community services and facilities* means those services and facilities provided on a non-profit basis, intended to primarily serve and meet the social and human service needs of a local or district resident or working population. The purpose of such facilities and services is to promote and improve the independence, economic self-sufficiency, social and personal development of residents and workers in the local community. *Community services and facilities* include, but are not limited to, elementary and secondary schools, health care facilities, churches and other religious facilities, daycare centres, community centres, recreational, and social welfare facilities, libraries, fire halls, police stations, and any office accessory to such uses; but do not include the following:

- (a) the administrative offices of an organization providing such services where the services are primarily delivered at a location or locations beyond the area in which such offices are located; nor
- (b) housing accommodation owned and operated by or in conjunction with a *community service and facility*; nor
- (c) a *general institution*.

New *Crisis Care Facility*
See Section 17.19

17.12 DISTRICT PARK

Existing S.10.12 The term *district park* means a park which accommodates both active and passive recreational uses, located within a defined district, and which provides at least one recreational facility of significance to the inhabitants of the district, and may include a swimming pool, an artificial ice rink, a community centre, a place for large public gatherings and performances, extraordinary landscape features, a wintergarden, or other similar facilities.

New *East Bayfront*
See Section 17.27

Existing *Eastern Beaches*
See Section 17.27

New *Environmentally Significant Areas*
See Section 17.27

Definitions

New *Exhibition District*

See Section 17.27

Existing *Existing hospital*

See Section 17.13

17.13 EXISTING INSTITUTION, EXISTING GENERAL INSTITUTION

Existing S.10.13 The terms *existing institution*, *existing general institution*, *existing general institutional use*, or *existing hospital* when used in reference to a particular *Mixed Commercial-Residential Area* or *Residence Area* mean an *institution*, a *general institution*, a *general institutional use* or a hospital which was erected and used on a parcel of land and/or in a building located within the particular *Mixed Commercial-Residential Area* or *Residence Area* within the *Central Area* on January 31, 1976.

Existing *Financial District*

See Section 17.27

New *Flood Plain*

See Section 17.27

Existing *General Industrial Areas*

See Sections 17.4 and 17.27

17.14 GENERAL INSTITUTION, GENERAL INSTITUTIONAL USE

Existing S.10.14 The term *general institution* or *general institutional use* means facilities and services provided for the use of the public or particular segments of the public on a non-profit basis, whether provided directly or indirectly by government, charitable, community, non-profit or other social agencies, and whose service area extends beyond a neighbourhood or district, to include the City of Toronto, the wider Metropolitan area or beyond, and includes uses such as, but not limited to, hospitals including the offices of professional persons located within such hospitals, post-secondary educational facilities, and major public art galleries, museums, and libraries and any office appurtenant and accessory to such uses; but does not include the following:

- (a) the administrative offices of a *general institution* where the services are primarily delivered at a location or locations beyond the area in which such offices are located; nor
- (b) housing accommodation owned or operated by a *general institution*, such as, but not limited to, a *university* or hospital residence.

Existing *General Use Areas*

See Section 17.27

17.15 GOVERNMENT OFFICES

Existing S.10.15 The term *government offices* means offices used by the Government of Canada, the Government of Ontario, the Municipality of Metropolitan Toronto, the Corporation of the City of Toronto, a board, commission, authority or agency of any of them, and Ontario Hydro.

Existing *Gross floor area*
See Section 17.19

New *Harbourfront and Adjacent Areas*
See Section 17.27

Existing *Heavy Industrial Areas*
See Sections 17.4 and 17.27

17.16 HERITAGE CONSERVATION DISTRICT

Existing S.10.16 with modifications The term *Heritage Conservation District* means a district established pursuant to Part V of The Ontario Heritage Act, 1990.

17.17 HERITAGE CONSERVATION PLAN

New definition The term *Heritage Conservation Plan* means a plan, approved by City Council, which:

- (a) identifies and maps areas, buildings, structures and sites, including but not limited to those properties contained in the City's Inventory of Heritage Properties maintained by the Toronto Historical Board, and including archaeological sites and landscapes of architectural and/or historical importance;
- (b) identifies opportunities for preservation; and
- (c) establishes priorities and strategies for implementation.

New *Heritage Buildings with Significant Open Spaces*
See Section 17.27

17.18 HIGH DENSITY

Existing S.10.17 with modifications The term *high density* when applied to the terms *residential* or *Residence Area* means buildings the maximum permissible *gross floor area* of which does not exceed 3.0 times the area of the *lot*, except if located outside the *Central Area*, in which case the maximum permissible *gross floor area* shall not exceed 2.0 times the area of the *lot*.

New *High Density Mixed Commercial-Residential Areas A and B*
See Section 17.27

Existing *High Density Residence Areas*
See Section 17.27

17.19 HOTEL, ETC.

Existing S.10.18 with modifications The terms *hotel*, *lot*, *non-residential gross floor area*, *residential gross floor area*, *gross floor area*, *residential care facilities*, and *crisis care facilities* have the same meaning as the said terms have for the purposes of By-law No. 438-86, being "A By-law to regulate the use of land the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various area of the City of Toronto", as amended or re-enacted from time to time.

New *Hospital Area*
See Section 17.27

17.20 HOUSING SUITABLE FOR FAMILIES WITH CHILDREN

New definition
replaces S.10.19 The term *housing suitable for families with children* means dwelling units containing at least two bedrooms with indoor and outdoor space available on-site, adequate to provide for safe, supervised play areas and social and recreational programming, and located within convenient walking distance to community services and facilities such as public transit, education and recreation facilities, and parks.

Existing *Incidental to industrial uses*
See Section 17.8

17.21 INDUSTRIAL

Existing S.10.20 The term *industrial* includes uses such as, but not limited to, manufacturing, processing, repairing, storage and warehousing, transportation and communications operations, and protection and utility premises and undertakings.

17.22 INFILL

New definition The term *Infill* means development on vacant lots or underdeveloped lots in a developed area to create additional *new residential units*.

17.23 INSTITUTION, INSTITUTIONAL, INSTITUTIONAL USE

Existing S.10.21 The terms *institution*, *institutional* or *institutional use* mean facilities and services provided for the use of the public or for particular segments of the public on a non-profit basis, whether provided directly or indirectly by government, charitable, community, non-profit or other social agencies, and includes *general institutions* and *community services and facilities*.

17.24 LOCAL PARK

Existing S.10.23 The term *local park* means a park which is at least 1300 square metres in size, and which accommodates both active and passive recreational uses, and may include a playlot, or public playground, and athletic playing fields.

Existing *Lot*
See Section 17.19

17.25 LOW DENSITY

Existing S.10.24
with modifications The term *low density* when applied to the terms *residential* buildings or *Residence Areas* means buildings the maximum permissible *gross floor area* of which does not exceed 1.0 times the area of the *lot*.

Existing *Low Density Mixed Commercial-Residential Areas*
See Section 17.27

Existing *Low Density Residence Areas*
See Section 17.27

17.26 LOW-TO-MODERATE INCOME

Existing S.10.25 The term *low-to-moderate income* is defined as the level or levels of total household income by household size below that of the median City total household income by household size. Such level or levels of income are to be estimated at the expected point in time of the occupancy of the *social housing*. Low income households means those households in the lower half and moderate income households means those households in the upper half of those households below the median City total household income by household size.

New *Main Streets*
See Section 17.27

17.27 MAPS 1, 2, 3, 4, 5, 6, 7, 8 AND 9

Existing S.10.27 with modifications The areas referred to by the terms below are defined by the boundary lines on the following maps and plans:

MAP 1

Low Density Residence Areas;
Medium Density Residence Areas;
High Density Residence Areas;
Low Density Mixed Commercial-Residence Areas;
Medium Density Mixed Commercial-Residential Areas;
High Density Mixed Commercial-Residential Areas A and B;
Financial District;
Railway Lands;
Regional Commerce Centres;
Mixed Industrial-Residential Areas;
Restricted Industrial Areas;
General Industrial Areas;
Heavy Industrial Areas;
General Use Areas;
Hospital Area;
Queen's Park Government Area;
University Areas;
Open Space;
Natural Areas;
Environmentally Significant Areas;
Bathurst/Strachan Special Study Area;
Central Bayfront;
East Bayfront;
Bayfront;
Toronto Islands;
Toronto Island Airport Lands;
Harbourfront and Adjacent Areas;
Ataratiri Lands.

MAP 2

*Central Core;
Central Area;
Central Area Cordon;
Central Industrial District.*

MAP 3

*Flood Plains;
Special Policy Areas.*

MAP 4

*Prominent Areas and Sites;
Significant Views.*

MAP 5

Streets and Parks Subject to Sunlight Standards.

MAP 6

*Parks Acquisition Priority Areas;
Heritage Buildings with Significant Open Spaces.*

MAP 7

*Pedestrian Walkways;
Priority Retail Streets.*

MAP 8

Main Streets.

MAP 9

*Bathurst/Strachan Special Study Area;
Bayfront;
Central Bayfront;
East Bayfront;
Eastern Beaches;
Exhibition District;
Harbourfront and Adjacent Areas;
Outer Harbour;
Outer Harbour Headlands;
Port Industrial District;
Toronto Islands;
Toronto Island Airport Lands;
Western Beaches;
Waterfront.*

MAP 12

Lands Fronting on the West Side of Stadium Road (S.14.28).

PLANS CONTAINED IN APPENDIX A***Ravines.*****17.28 MEDIUM DENSITY**

Existing S.10.27
with modifications

The term *medium density* when applied to the term *residential* or *residence area* means buildings the maximum permissible *gross floor area* of which does not exceed 2.0 times the area of the *lot* except if located outside the *Central Area* in which case the maximum permissible *gross floor area* shall not exceed 1.5 times the area of the *lot*.

Existing *Medium Density Mixed Commercial-Residential Areas*
See Section 17.27

Existing *Medium Density Residence Areas*
See Section 17.27

New *Natural Areas*
See Section 17.27

Existing *Mixed Industrial-Residential Areas*
See Section 17.27

17.29 NEW RESIDENTIAL UNITS

New definition The term *new residential units* means residential units constructed primarily for use as principal residences.

Existing *Non-residential gross floor area*
See Section 17.19

Existing *Open Space*
See Section 17.27

New *Outer Harbour*
See Section 17.27

New *Outer Harbour Headland*
See Section 17.27

17.30 OWNER

Existing S.10.31 The term *owner* when used in reference to a *lot* means a person who owns the fee simple or the equity of redemption in the *lot*, or a person who owns a leasehold estate in the *lot* the unexpired term of which exceeds 45 years, and the term *owner* includes a person authorized in writing to act by the owner of a *lot* on his behalf.

Definitions

17.31 PARK

Existing S.10.32 The term *park* means a defined area owned by or leased to a government which is laid out and used for public recreation.

New *Parks Acquisition Priority Areas*
See Section 17.27

New *Pedestrian Walkways*
See Section 17.27

New *Port Industrial District*
See Section 17.27

New *Priority Retail Streets*
See Section 17.27

New *Prominent Areas and Sites*
See Section 17.27

New *Queen's Park Government Area*
See Section 17.27

Existing *Railway Lands*
See Section 17.27

Existing *Ravines*
See Section 17.27

17.32 REDEVELOPMENT

New definition The term *redevelopment* means creation of *new residential units* on land previously used for *residential* or *non-residential* purposes in existing communities, where demolition of the previous structures is to take place or has taken place.

17.33 REDEVELOPMENT PLAN

Existing S.10.34 The terms *redevelopment plan* and *redevelopment area* mean, respectively, a plan or area adopted or designated pursuant to Section 20 of The Planning Act, R.S.O., 1960, Ch.296.

17.34 REGIONAL PARK

Existing S.10.35 The term *regional park* means parkland which forms a major integrated parks system and which is located in the areas which form a chief natural feature of the City or Metropolitan Area.

Existing *Regional Commerce Centres*
See Section 17.27

Existing *Restricted Industrial Areas*
See Sections 17.4 and 17.27

17.35 RENTAL PROPERTY

New definition The term *rental property* means a building or related group of buildings containing one or more rental units, but does not include a condominium.

17.36 RESIDENTIAL

Existing S.10.36 with modifications The term *residential*, in addition to its ordinary meaning, includes all those uses usually found or permitted in *residential* districts such as *parks*, playgrounds, community centres, schools, churches and other religious institutions, public transportation uses, and home occupations, except in *University Areas*, the *Queen's Park Government Area*, the *Hospital Area* and *Mixed Commercial-Residential Areas*, where the term *residential* means only those facilities appropriate for dwelling accommodation occupied for an extended period, whether in the form of separate dwelling units or bedrooms sharing common cooking and/or sanitary facilities, and facilities and services which are accessory to such dwelling accommodation.

For the avoidance of doubt, dwelling accommodation provided by an *institution*, such as a *university* or hospital residence, is for the purposes of this Plan deemed to be a *residential* use, whether it is located in a *Residence Area*, the *University Areas*, the *Queen's Park Government Area*, the *Hospital Area*, or a *Mixed Commercial-Residential Area*.

New *Residential Care Facilities*
See Section 17.19

17.37 RESIDENTIAL INTENSIFICATION

New definition The term *residential intensification* means creation of *new residential units* or accommodation in existing buildings or on previously developed, serviced land generally including the creation of rooming, boarding and lodging houses, the creation of *accessory apartments*, the conversion of *non-residential* structures to *residential* use, *infill*, and *redevelopment*

17.38 SOCIAL HOUSING

New Section replaces S.10.2 The term *social housing* means social housing programs as defined in Section 2(1) of the City of Toronto Act, 1988.

New *Significant Views*
See Section 17.27

New *Special Policy Area*
See Section 17.27

17.39 STREET-RELATED RETAIL AND SERVICE USES

New definition replaces S.10.41 The term *street-related retail and service uses* means a shop, store or service where one public entrance to each shop, store or service is permitted, located along the exterior wall of a building which is directly accessible from a public sidewalk, *park* or other public facility approved by City Council.

Definitions

New *Streets and Parks subject to Sunlight Standards*
See Section 17.27

Existing *Toronto Island Airport Lands*
See Section 17.27

Existing *Toronto Islands*
See Section 17.27

Existing *Western Beaches*
See Section 17.27

17.40 UNIVERSITY

New definition The term *University* means a government-supported institution operated on a non-profit basis for the primary purpose of post-secondary education and ancillary uses thereto such as a university residence for students, employees, and those in short-term residence at the *university* for educational purposes, a clinic, a day nursery, a post office, a book store, a branch of a bank or financial institution, a duplicating shop, a restaurant, a retail store, a laboratory and/or institute under the auspices of the *University* that is devoted to research and the development of new knowledge, public *parks*, and publicly accessible open spaces.

New *University Areas*
See Section 17.27

17.41 WATER'S EDGE LANDS

New definition. The term *water's edge lands* means any land exclusive of land under water which lies within seven metres of the shoreline of Lake Ontario, Toronto Bay, the *Outer Harbour*, or of any channel slip or lagoon having access to any of the foregoing bodies of water, such shoreline to be established at one metre above International Great Lakes Datum where there is no well-defined shoreline.

S.16 of Central
Waterfront Plan

New *Waterfront*
See Section 17.27

EXCEPTIONS, SPECIAL AMENDMENTS AND MODIFICATIONS

18.1 EXEMPTION FROM SECTION 2.43 FOR SINGLE FAMILY HOME IN RAVINE

Existing S.5.10E No by-law passed pursuant to Section 2.43 shall apply to the erection on the lands hereinafter described of one single-family residence approximating Scheme A, Exhibit 14 referred to in a decision of the Ontario Municipal Board dated August 1, 1978, under File No. R772346.

18.2 EXEMPTION FROM SECTION 2.43 FOR SINGLE FAMILY HOME IN RAVINE

Existing S.5.10F No by-law passed pursuant to Section 2.43 shall apply to the erection of one single-family residence on the lands located between No. 10 and No. 20 Avondale Road, the legal description of which is as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Lot XII on the north side of Avondale Road according to Plan 104 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said parcel of land being described as follows:

PREMISING that the northerly limit of said lot XII is on a course of North 73 degrees 41 minutes and 00 seconds East and governs all bearings herein, then:

COMMENCING at a point in the northerly limit of Avondale Road where the same is intersected by a line drawn parallel to and at the perpendicular distance of 18.29 metres westerly from the easterly limit of the said lot;

THENCE North 08 degrees 16 minutes and 10 seconds East along the said parallel line 57.72 metres;

THENCE North 81 degrees 33 minutes and 50 seconds West 15.17 metres;

THENCE South 08 degrees 16 minutes and 10 seconds West 56.46 metres, more or less, to the southerly limit of the said lot;

THENCE south 78 degrees 41 minutes and 40 seconds East along the said southerly limit of lot, being along the northerly limit of Avondale Road, 8.25 metres;

THENCE South 74 degrees 34 minutes and 00 seconds East along the last-mentioned limit 6.99 metres, more or less, to the point of commencement.

18.3 EXEMPTION FROM SECTION 9.14 FOR RETAIL USES IN EXCESS OF 1800 SQUARE METRES

New Section No by-law passed pursuant to Section 9.14 shall apply to limit the amount of *non-residential gross floor area* that is used for retail and service commercial purposes on lots located within:

- (a) the *Central Core*;
- (b) the *Railway Lands*;
- (c) *Harbourfront*;
- (d) the *Exhibition District*; and
- (e) those lands located within 50 metres of Dundas Street West between Beverly Street and Spadina Avenue.

18.4 EXCEPTION TO ALLOW OFFICES IN CERTAIN RESIDENTIAL AREAS

New Section Notwithstanding Section 17.36 of this Plan, in *Residence Areas* that were zoned R4A as of _____, the term *residential* shall include, in addition to those uses set out in Section 17.36, one or more of the following: offices of professional persons, business administrative offices and administrative offices of non-profit organizations of a religious, educational, recreational, fraternal or philanthropic nature.

18.5 EXCEPTION FOR LOWER OSSINGTON AND DUNDAS STREET WEST

New Section Notwithstanding Section 13.1 of this Plan, in the *Mixed Commercial Residential Areas* along both sides of Ossington Avenue between Dundas Street West and Queen Street West, and along Dundas Street West between Indian Grove and Humberside, in addition to commercial, residential and institutional uses, a limited range of light *industrial* uses that are environmentally compatible with *residential* uses shall be permitted.

18.6 EXCEPTION FROM SECTION 9.31 FOR MACPHERSON AVENUE

New Section Notwithstanding the provisions of Section 9.31, in the *Restricted Industrial Area* located on the south side of MacPherson Avenue between Poplar Plains Road and Avenue Road, the *maximum gross floor area* of any *industrial* building shall not exceed 3.0 times the *lot*.

18.7 FORMER SECTION 11 TO PREVAIL

New Section Section 11 of the Part I Plan as it existed on _____, and amendments to Section 11 which we enacted prior to such date and subsequently approved, shall prevail over Part I of this Plan.

TABLE OF CONCORDANCE

EXISTING OFFICIAL PLAN SECTION REFERENCE NUMBER	DISPOSITION IN THE NEW PLAN
1.1 (a)	deleted
1.1 (b)-(f)	deleted; replaced by Section 3.1
1.1 (g)	deleted; replaced with Section 5.1
1.1 (h)	deleted; replaced by Sections 5.4-5.5
1.1 (i)-(j)	deleted; replaced by Section 7.21
1.2 (a)	combined with existing S. 8.5; revised and replaced by Section 16.5
1.2 (b)	deleted
1.2 (c)	becomes Sections 16.7 and 16.8
1.2 (d)	deleted; replaced by Section 8.15
1.2 (e)(i)	deleted; replaced by Section 2.72
1.2 (e)(ii)	deleted
1.2 (f)-(g)	deleted
1A.1 and 1A.2	deleted
1A.3	deleted
1A.4	deleted
1A.5 (a)	deleted
1A.5 (b)	deleted; replaced by Section 16.31
1A.6 (a)	deleted; replaced by Section 9.4
1A.6 (b)	deleted
1A.7	deleted
1A.8	deleted; replaced by Section 16.31
1A.9	not used
1A.10	deleted
1A.11	deleted
1A.12	deleted; replaced by Section 16.31

Table of Concordance

EXISTING OFFICIAL PLAN SECTION REFERENCE NUMBER	DISPOSITION IN THE NEW PLAN
1A.13	not used
1A.14	deleted; replaced by Section 9.9
1A.15	deleted
1A.16	modified; becomes Section 9.11
1A.17	deleted
1A.18	deleted
1A.19	deleted; replaced by Sections 6.2, 6.3 and 6.4
1A.20	deleted
1A.21	deleted
1A.22	becomes Section 7.4
1A.23	modified; becomes Section 7.13
1A.24	modified; becomes Section 7.14
1A.25	deleted
1A.26	deleted
1A.27	deleted
1A.28	deleted
1A.29 and 1A.30	deleted; replaced by Section 11.1
1A.31	deleted
1A.32	modified; becomes Section 11.16
1A.33	modified; becomes Section 11.17
1A.34	deleted
1A.35	deleted; replaced by Section 7.5
1A.36 (a)	deleted
1A.36 (b)	becomes Section 11.18
1A.36 (c)	becomes Section 11.19
1A.37	deleted
1A.38	not used
1A.39 (a)	modified; becomes Section 11.14
1A.39 (b)	modified; becomes Section 11.15
1A.39 (c)	deleted
1A.40	modified; becomes Section 3.4
1A.41	deleted; replaced by various Sections in Section 3

EXISTING OFFICIAL PLAN SECTION REFERENCE NUMBER	DISPOSITION IN THE NEW PLAN
1A.42 (a)	deleted; replaced by Section 5.1
1A.42 (b)	modified; becomes Section 5.9
1A.42 (c)	deleted
1A.42 (d)	modified; becomes Section 5.11
1A.43	deleted; replaced by Sections 3.6 and 3.7
1A.44	deleted; replaced by Sections 3.14 and 16.22
1A.45 (a)	deleted; replaced by Section 3.22
1A.45 (b)	deleted; replaced by Section 3.21
1A.45 (c)	modified; becomes Section 4.15
1A.46	deleted; replaced by Section 3.3
1A.47 (a)	deleted; replaced by Section 3.23
1A.47 (b)	deleted; replaced by Section 3.20
1A.47 (c)	deleted
1A.47 (d)	deleted; replaced by Section 3.27
1A.48	deleted; replaced by Sections 3.25 and 3.26
1A.49	deleted; replaced by Section 2.25
2.1 (a)	modified; becomes Section 12.2
2.1 (b)	deleted
2.1 (c) (i)-(iii)	modified; becomes Section 12.7
2.1 (c) (iv)	modified; becomes Section 12.8
2.1 (c) (v)	becomes Section 12.7 (d)
2.1 (d)	not used
2.1 (e)	deleted
2.2	deleted
2.3 and 2.4	not used
2.5	modified; replaced by Section 12.1
2.6	modified; replaced by Section 12.3
2.7	deleted; replaced by Section 12.4
2.8 (a)	modified; replaced by Sections 12.5 (a) and (c)
2.8 (b)	deleted
2.8 (c)	becomes Section 12.5 (b)
2.8 (d)	modified; replaced by Sections 12.6 (a) and (c)

Table of Concordance

EXISTING OFFICIAL PLAN SECTION REFERENCE NUMBER	DISPOSITION IN THE NEW PLAN
2.9(a)	deleted; replaced by Section 12.6 (e)
2.9 (b)	deleted; replaced by Sections 12.6 (b) and (d)
2.9 (c)	modified; becomes Section 12.6 (f)
2.9 (d)	deleted
2.10	deleted
2.11 (a)	becomes Section 7.16
2.11 (b)	becomes Section 7.17
2.12 (a)	becomes Section 4.12
2.12 (b)	deleted
2.12 (c)	becomes Section 4.13
2.14	deleted; replaced by Section 7.1
2.14 (c)	modified; becomes Section 7.19
2A.1	modified; becomes Section 6.1
2A.2 (a) and (b)	modified; becomes Sections 6.2 and 6.3
2A.3	deleted
2A.4	becomes Section 6.5
2A.5	deleted; replaced by Section 16.31
2A.6	becomes Section 6.6
2A.7	becomes Section 6.7
2A.8	becomes Section 6.8
2A.9	becomes Section 6.9
2A.10	becomes Section 6.10
2A.11	becomes Section 6.11
2A.12	becomes Section 6.12
2A.13	deleted; replaced by Section 6.18
2A.14	becomes Section 6.19
3.1 (a)	deleted
3.1 (b)	deleted; replaced by Section 9.7
3.1 (c)	deleted; replaced by Section 9.8
3.1 (d)	deleted
3.1 (e)	deleted; replaced by Section 9.9
3.1 (f)	deleted; replaced by Section 9.10

Table of Concordance

EXISTING OFFICIAL PLAN SECTION REFERENCE NUMBER	DISPOSITION IN THE NEW PLAN
3.1 (g)	not used
3.1 (h)	deleted; replaced by Section 9.12
3.1 (i)	deleted
3.1 (j) - (o)	deleted
3.2 - 3.7	deleted
3A.1	deleted; replaced by Sections 13.1 to 13.3
3A.2	deleted; replaced by Sections 13.7 and 13.8
3A.3	deleted; replaced by Sections 13.9 and 13.10
3A.4	deleted; replaced by Sections 13.11 and 13.12
4.1	modified; becomes Section 9.15
4.2	modified; becomes Section 9.16
4.3	becomes Section 9.18
4.4	becomes Section 9.19
4.5	becomes Section 9.20
4.6	becomes Section 9.21
4.7	becomes Section 9.22
4.8	becomes Section 9.23
4.9	modified; becomes Section 9.24
4.10	becomes Section 9.25
4.11	becomes Section 9.26
4.12	modified; becomes Section 9.27
4.13	becomes Section 9.28
4.14	becomes Section 9.29
4.15	deleted
4.16	deleted
4.17	becomes Section 9.30
4.18	modified; replaced by Section 9.31
4.19	becomes Section 9.32
4.20	modified; replaced by Section 9.33
4.21	becomes Section 9.34
4.22	modified; replaced by Section 9.35
4.23	modified; becomes Section 9.36

Table of Concordance

EXISTING OFFICIAL PLAN SECTION REFERENCE NUMBER	DISPOSITION IN THE NEW PLAN
4.24	modified; replaced by Section 9.37
4.25	becomes Section 9.38
4.26	becomes Section 9.39
4.27	becomes Section 9.40
4.28	becomes Section 9.41
4.29 (a)	becomes Section 9.42
4.29 (b)	becomes Section 9.43
4.30	modified; replaced by Section 9.44
4.31	deleted
4.32	deleted; replaced by Section 9.45
4.33	deleted; replaced by 14.33
4.34	deleted
5.1 and 5.2	deleted; replaced by Section 4.1
5.3	deleted; replaced by Sections 4.1 and 4.4
5.4	becomes Section 4.3
5.5	modified; becomes Section 4.5
5.6 (a)	becomes Section 4.19
5.6 (b)	deleted
5.7 (a)	modified, replaced by Section 4.6
5.7 (b)	becomes Section 4.8
5.8 - 5.10DDD	becomes Sections 2.36 to 2.47
5.10E	becomes Section 18.1
5.10F	becomes Section 18.2
5.10G	becomes Section 2.48
5.11 (as amended by Central Waterfront Plan)	becomes Section 14.48
5.12	becomes Section 14.49
5.13	becomes Section 14.
50	5.14 becomes Section 14.51
5.15 (as amended by Central Waterfront Plan)	becomes Section 14.52

EXISTING OFFICIAL PLAN SECTION REFERENCE NUMBER	DISPOSITION IN THE NEW PLAN
5.16 - 19	deleted by Central Waterfront Plan
5.20	deleted
5.21	deleted, replaced by Section 4.14
5.22	deleted
5.23 (a)	deleted
5.23 (b)	deleted; replaced by Section 4.14
5.24 - 5.29	deleted; replaced by Sections 4.9 to 4.11
5.30 (a)	deleted; replaced by Section 4.16
5.30 (b)	deleted
5.31 (a) and (b) (as amended by Central Waterfront Plan)	becomes Sections 4.23 and 4.24
5.32	deleted
5.33	deleted; replaced by Section 16.31
5.34 to 5.37 (Central Waterfront Plan)	deleted; replaced by Sections 2.33 to 2.35
5.38 (Central Waterfront Plan)	becomes Sections 2.69 to 2.71
5A.1	modified; becomes 14.1
5A.2	modified; becomes 14.2
5A.3	combined with 5A.15; modified; becomes 14.10
5A.4	modified; becomes 14.3
5A.5	modified; becomes 14.5
5A.6	modified; becomes 14.6
5A.7 to 5A.9	deleted
5A.10	becomes 14.4
5A.11	modified; becomes 14.8
5A.12	modified; becomes 14.9
5A.13	modified; becomes 14.7
5A.14	modified; becomes 14.21
5A.15	see 5A.3
5A.16	modified; becomes 14.11
5A.17	modified; becomes 14.12

Table of Concordance

EXISTING OFFICIAL PLAN SECTION REFERENCE NUMBER	DISPOSITION IN THE NEW PLAN
5A.18-5A.20	deleted
5A.21	modified; becomes 14.24
5A.22	deleted
5A.23	becomes 14.25
5A.24	becomes 14.26
5A.25	becomes 14.275A.26 deleted; replaced by 14.28
5A.27(a)	modified; becomes 14.22
5A.27(b) and 5A.28	combined; modified; becomes 14.31
5A.29	deleted; replaced by 14.29
5A.30	modified; becomes 14.30
5A.31	modified; becomes 14.32
5A.32	modified; becomes 14.33
5A.33	becomes 14.34
5A.34(a)	modified; becomes 14.37
5A.34(b)	becomes 14.38
5A.35 to 5A.42	deleted; replaced by 9.31(c); 9.33(c); 9.35(b) and 9.44(c)
5A.43 and 5A.44	combined; modified; becomes 14.36
5A.45	modified; becomes 14.35
5A.46	modified; becomes 14.39
5A.47 and 5A.48	combined; modified; becomes 14.40
5A.49	deleted
5A.50	becomes 14.41
5A.51	modified; becomes 14.13
5A.52	modified; becomes 14.14
5A.53	becomes 14.15
5A.54	becomes 14.16
5A.55	modified; becomes 14.17
5A.56	deleted; replaced by 14.18
5A.57	deleted; replaced by 14.20
5A.58	modified; becomes 14.42
5A.59	modified; becomes 14.45
5A.60	modified; becomes 14.43

EXISTING OFFICIAL PLAN SECTION REFERENCE NUMBER	DISPOSITION IN THE NEW PLAN
5A.61	modified; becomes 14.44
5A.62 and 5A.63	combined; modified; becomes 14.47
5A.64	deleted
5A.65	deleted
6.1 to 6.9	deleted; replaced by Sections 11.2 to 11.12
6.10	deleted; replaced by Section 10
7.1	becomes Section 8.1
7.2 (a)	modified; replaced by Section 8.2
7.2 (b)	modified; replaced by Section 8.3
7.3	deleted
7.4	deleted; replaced by Sections 8.11 and 8.12
7.5	deleted
7.6	modified; replaced by Section 8.8
7.7 - 7.10	deleted; replaced by Section 8.18
7.11	deleted
7.12	modified; replaced by Section 8.22
7.13	modified; replaced by Section 8.24 (a) to (c)
7.13 (second)	deleted
7.14	deleted; replaced by Section 8.24 (d)
7.15	deleted; replaced by Section 3.20
7.16	deleted
7.17	deleted; replaced by 14.46
8.1	becomes 16.1
8.2	modified; replaced by Section 16.2
8.3	modified; replaced by Section 16.3
8.4	modified; replaced by Section 16.4
8.5	modified; replaced by Section 16.5 and 16.10
8.6	becomes Section 16.9
8.7	deleted
8.8	deleted
8.9	deleted
8.10	deleted

Table of Concordance

EXISTING OFFICIAL PLAN SECTION REFERENCE NUMBER	DISPOSITION IN THE NEW PLAN
8.11	deleted
8.12	becomes Section 16.11
8.13	modified; replaced by Section 16.14
8A.1	becomes Section 15.1
8A.2	becomes Section 15.2
8A.3	becomes Section 15.3
8A.4	becomes Section 15.4
8A.5	becomes Section 15.5
8A.6	becomes Section 15.6
8A.7	modified; replaced by Section 15.15
8A.8	becomes Section 15.16
8A.9	becomes Section 15.17
8A.10	becomes Section 15.18
8A.11	becomes Section 15.19
8A.12	becomes Section 15.7
8A.13	becomes Section 15.8
8A.14	becomes Section 15.9
8A.15	becomes Section 15.10
8A.16	becomes Section 15.11
8A.17	becomes Section 15.12
8A.18	becomes Section 15.13
8A.19	becomes Section 15.14
8B.1 - 8B.6	becomes Sections 16.16 to 16.21
9.1	becomes Section 16.24
9.2	becomes Section 16.23
9.3	becomes Section 16.25
9.4	modified; becomes Section 16.26
9.5	deleted
9.6 (a)	modified; replaced by Section 16.27
9.6 (b)	modified; replaced by Section 16.28
9.6 (c)	becomes Section 16.29
10.1	becomes Section 17.4

EXISTING OFFICIAL PLAN SECTION REFERENCE NUMBER	DISPOSITION IN THE NEW PLAN
10.2	deleted
10.2A	becomes Section 17.6
10.3	deleted
10.4	deleted
10.5	becomes Section 17.7
10.6	becomes Section 17.8
10.7	deleted
10.8	modified; becomes Section 17.9
10.8A	becomes Section 17.10
10.9	modified; becomes Section 17.11
10.10	deleted
10.11	deleted
10.12	becomes Section 17.12
10.13	becomes Section 17.13
10.14	becomes Section 17.14
10.15	becomes Section 17.15
10.16	becomes Section 17.16
10.17	modified; becomes Section 17.18
10.18	modified; becomes Section 17.19
10.19	modified; becomes Section 17.20
10.20	becomes Section 17.21
10.21	becomes Section 17.23
10.22	deleted
10.23	becomes Section 17.24
10.24	modified; becomes Section 17.25
10.25	becomes Section 17.26
10.26	modified; becomes Section 17.27
10.27	modified; becomes Section 17.28
10.28	deleted
10.29	deleted
10.30	deleted
10.31	becomes Section 17.30

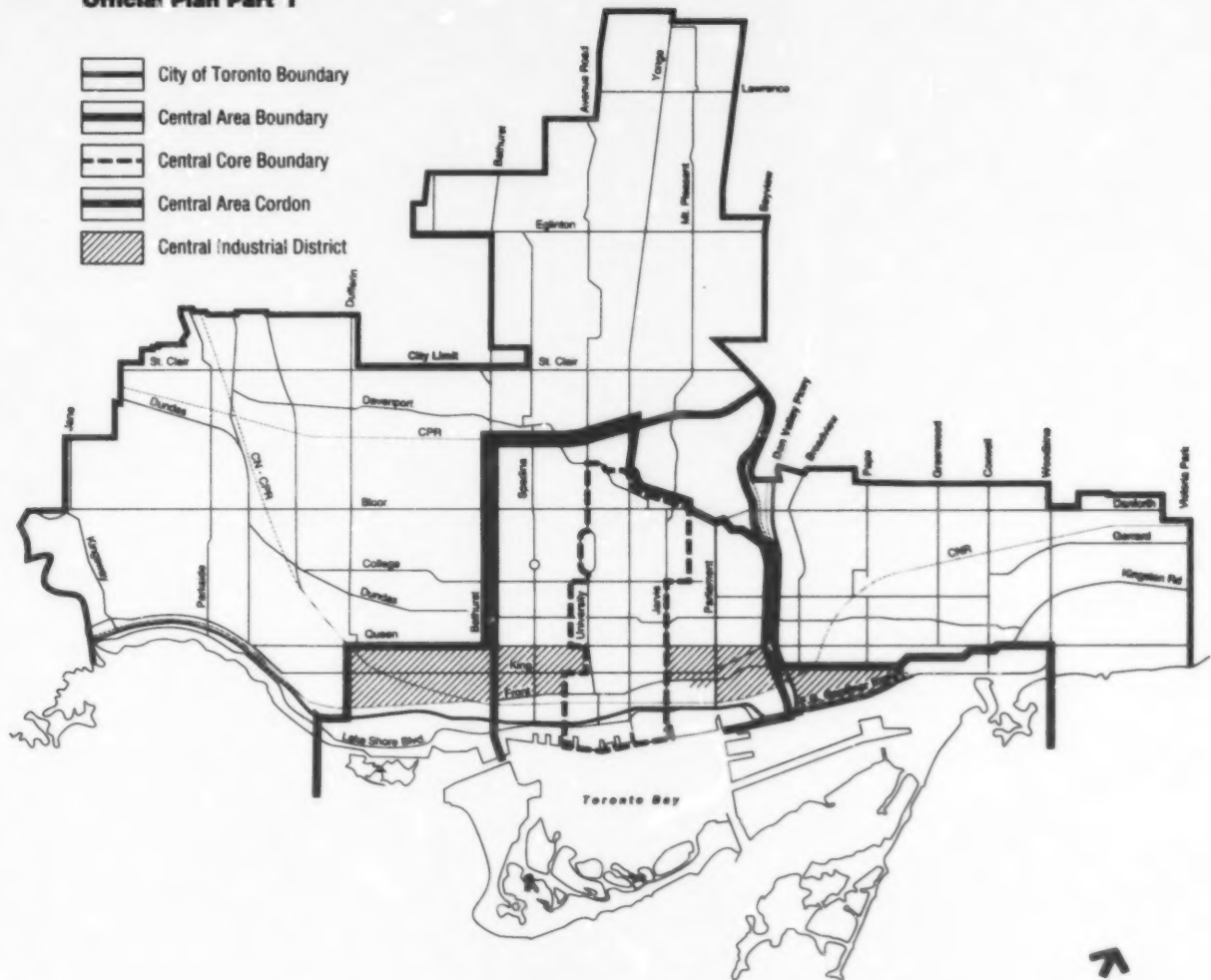
Table of Concordance

EXISTING OFFICIAL PLAN SECTION REFERENCE NUMBER	DISPOSITION IN THE NEW PLAN
10.32	becomes Section 17.31
10.33	deleted
10.34	becomes Section 17.33
10.35	becomes Section 17.34
10.36	modified; becomes Section 17.36
10.37	deleted
10.38	deleted
10.39	deleted
10.40	deleted
10.41	modified; becomes Section 17.39

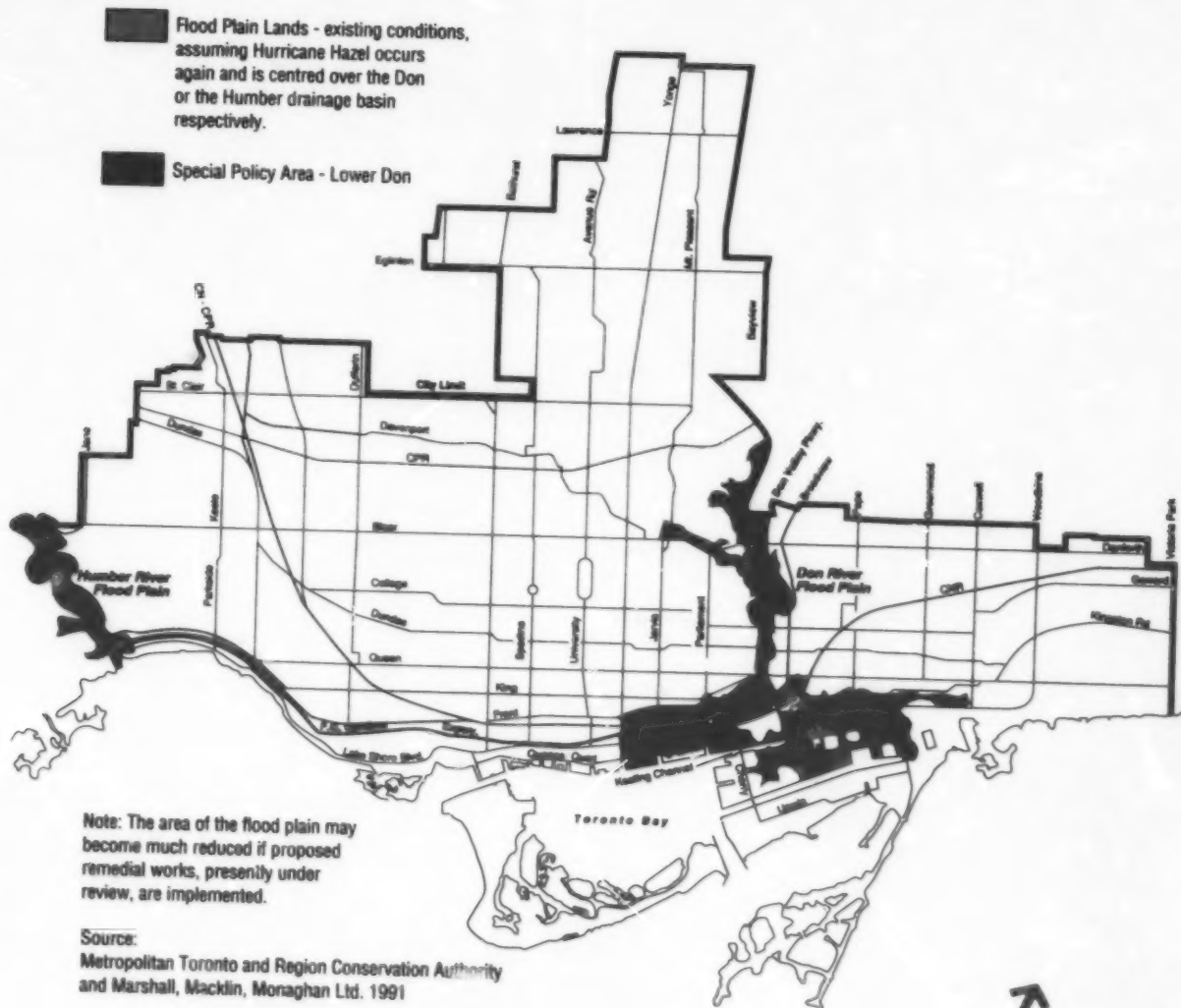
MAPS

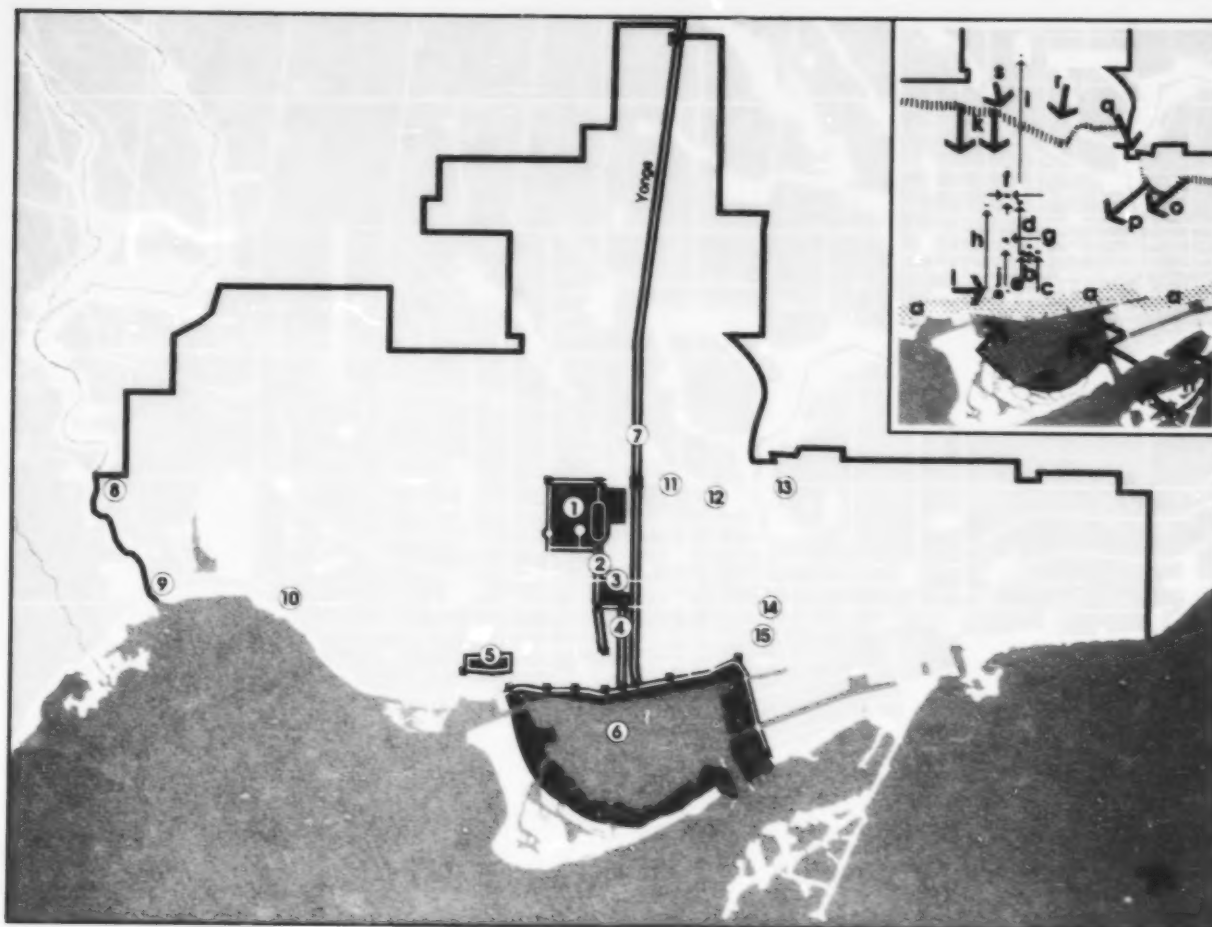
- 1 GENERALIZED LAND USE (OVERSIZE)**
- 2 AREAS REFERRED TO IN THE TEXT
OFFICIAL PLAN PART I**
- 3 FLOOD PLAIN LANDS**
- 4 PROMINENT AREAS AND SITES, AND SIGNIFICANT VIEWS**
- 5 STREETS AND PARKS IN THE CENTRAL CORE SUBJECT TO SUNLIGHT STANDARDS**
- 6 CENTRAL CORE PARK ACQUISITIONS AND HERITAGE BUILDINGS WITH SIGNIFICANT
OPEN SPACES**
- 7 CENTRAL CORE PRIORITY RETAIL STREETS AND PEDESTRIAN WALKWAYS**
- 8 MAIN STREETS**
- 9 AREAS OF THE WATERFRONT REFERRED TO IN THE TEXT
OFFICIAL PLAN PART I**
- 10 AREAS SUBJECT TO PART II AMENDMENTS TO THE OFFICIAL PLAN**
- 11 LOCATION OF AREAS DESIGNATED COMMUNITY IMPROVEMENT PROJECT AREAS**
- 12 LANDS FRONTING ON THE WEST SIDE OF STADIUM ROAD (S.14.28)**

Map 2
Areas Referred to in the Text
Official Plan Part I



**Map 3
Flood Plain Lands**





Map 4
Prominent Areas and Sites,
and Significant Views

Prominent Areas and Sites

- 1 The University of Toronto area, including the intersection of Bloor St. and Spadina Ave.
- 2 University Ave. and Queen's Park Circle, including the intersections of major streets with University Ave.
- 3 The City Hall Precinct, including the intersection of University Ave. and Queen St.
- 4 Lower Bay Street, including the intersection of Bay St. and Queen St.
- 5 The Fort York Area, and surrounds, including Strachan Ave. between the rail corridor and Lake Shore Blvd.
- 6 The Inner Harbour, including Queens Quay and the intersections of major streets with Queens Quay.
- 7 Yonge Street, including the intersections of Yonge St. and the northern city boundary, Bloor St., and Dundas St.
- 8 Bloor St. at the Humber River
- 9 Lake Shore Blvd. and the Queensway at the Humber River
- 10 Queen St. and Roncesvalles Ave. at the lake
- 11 Jarvis St. at Bloor St.
- 12 Bloor St. between Sherbourne St. and the Don Valley Parkway
- 13 Danforth Ave. at the Don Valley and Broadview Ave.
- 14 Queen St. at the Don Valley
- 15 Front St. at the Don Valley

Significant Views (inset)

of the lake

- a Existing views of the lake along the city waterfront, through streets and publicly accessible open spaces.

of major landmarks

- b New City Hall and the unobstructed view between the towers, as seen from Nathan Phillips Square
- c Old City Hall from Bay St.
- d Queen's Park, from University Ave.
- e Osgoode Hall from York St.
- f University College, from Kings College Rd., Wellesley and Wilcox.
- g The AGO tower from Dundas St. between University Ave. and McCaul St.
- h Old Knox College from Spadina Ave.
- i The Upper Canada College tower from Avenue Rd.
- j The Grange from John St.

of the Financial District skyline

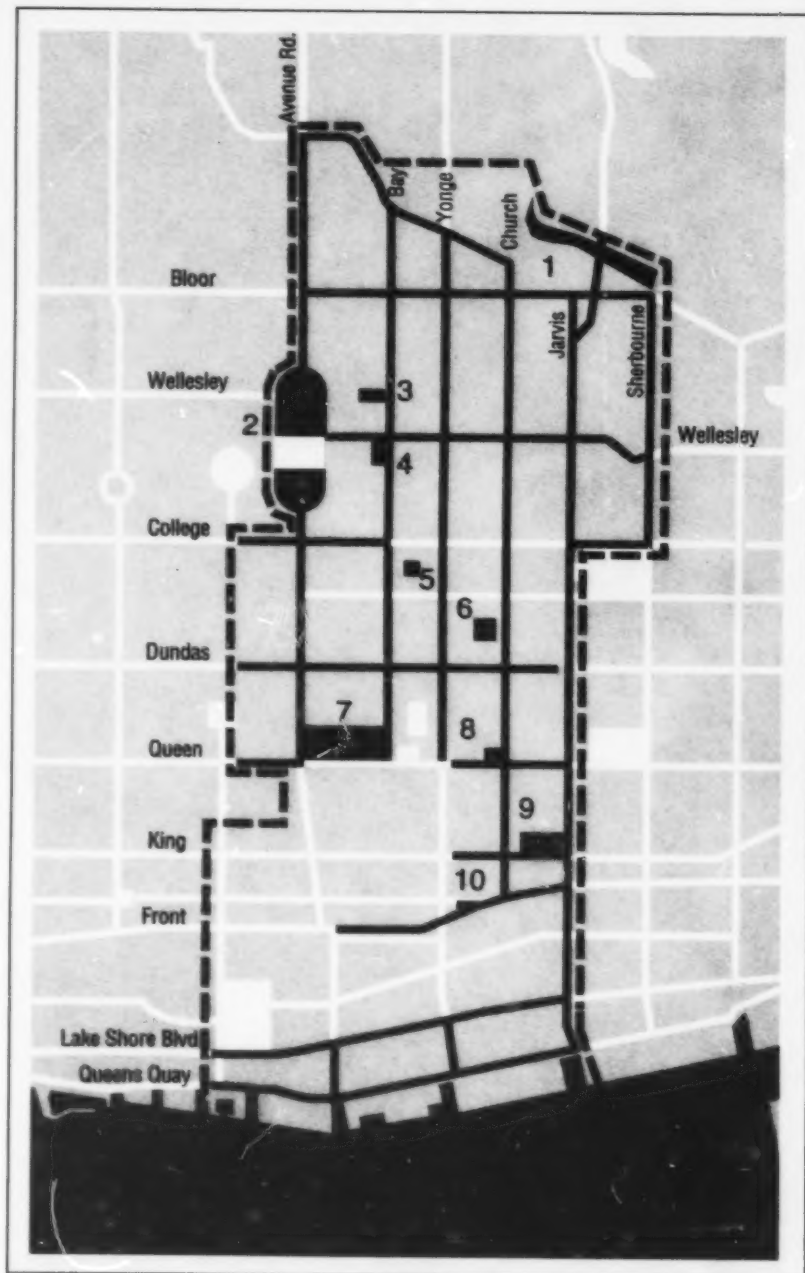
- k From Casa Loma and Spadina House belvederes
- l From Fort York
- m From the Inner Harbour
- n From Tommy Thompson Park
- o From Withrow Park
- p From Riverdale Park
- q From Chorley Park
- r From the Rosedale Reservoir
- s From the St. Clair Reservoir

Map 5
**Streets and Parks
 in the Central Core
 Subject to Sunlight Standards**

 Central Core Boundary

**Parks and Publicly Accessible
 Open Spaces**

- 1 Rosedale Ravine
- 2 Queen's Park
- 3 St. Michael's
- 4 Mowat Block Garden
- 5 College Park
- 6 Ryerson Quad
- 7 Osgoode Gardens, Osgoode Mall &
 Nathan Phillips Square
- 8 Metropolitan United Church
- 9 St. James Park
- 10 Berczy Park



Map 6
**Central Core Park Acquisitions
 and Heritage Buildings with
 Significant Open Spaces**

--- Central Core Boundary

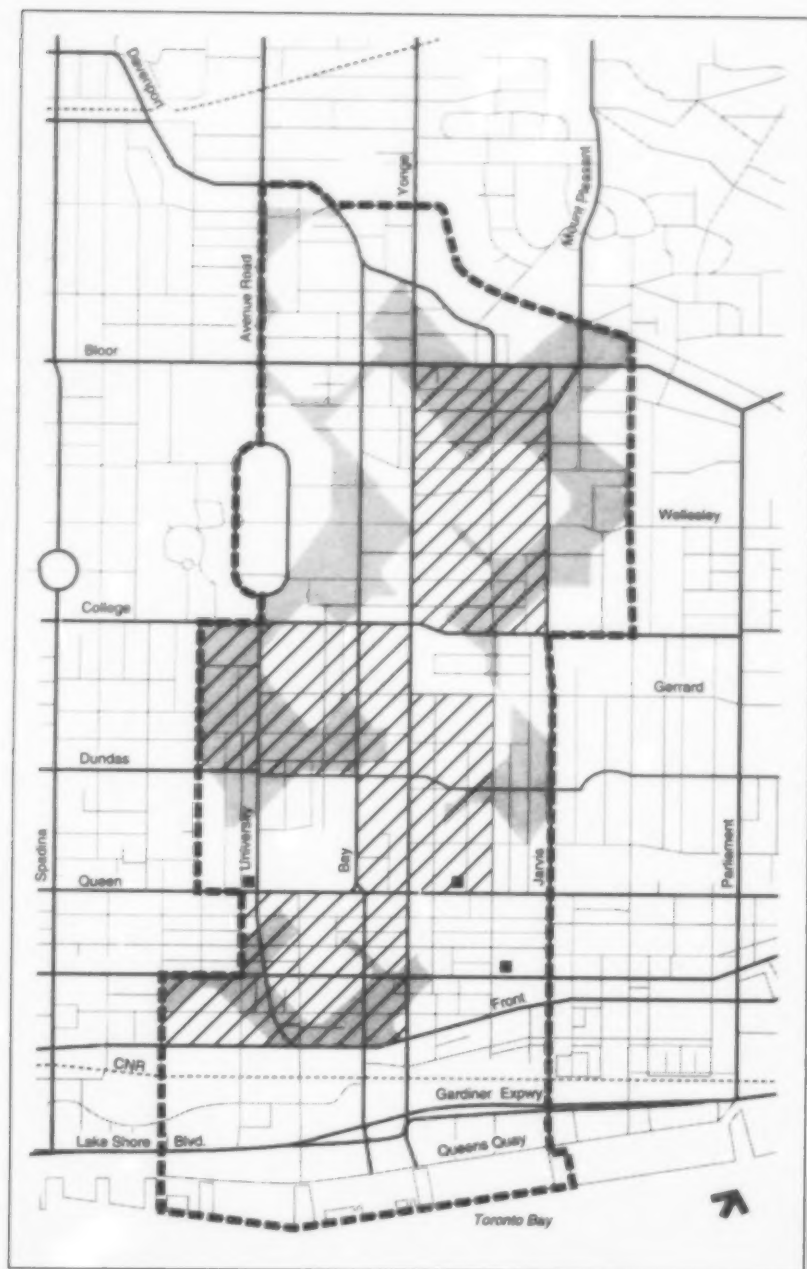
Parks Acquisition Priority Areas

▨ Areas Deficient in Parks to Serve
 Population of Residents & Workers

■ Farther then 200m from a Local or
 District Park

**Heritage Buildings with
 Significant Open Spaces**

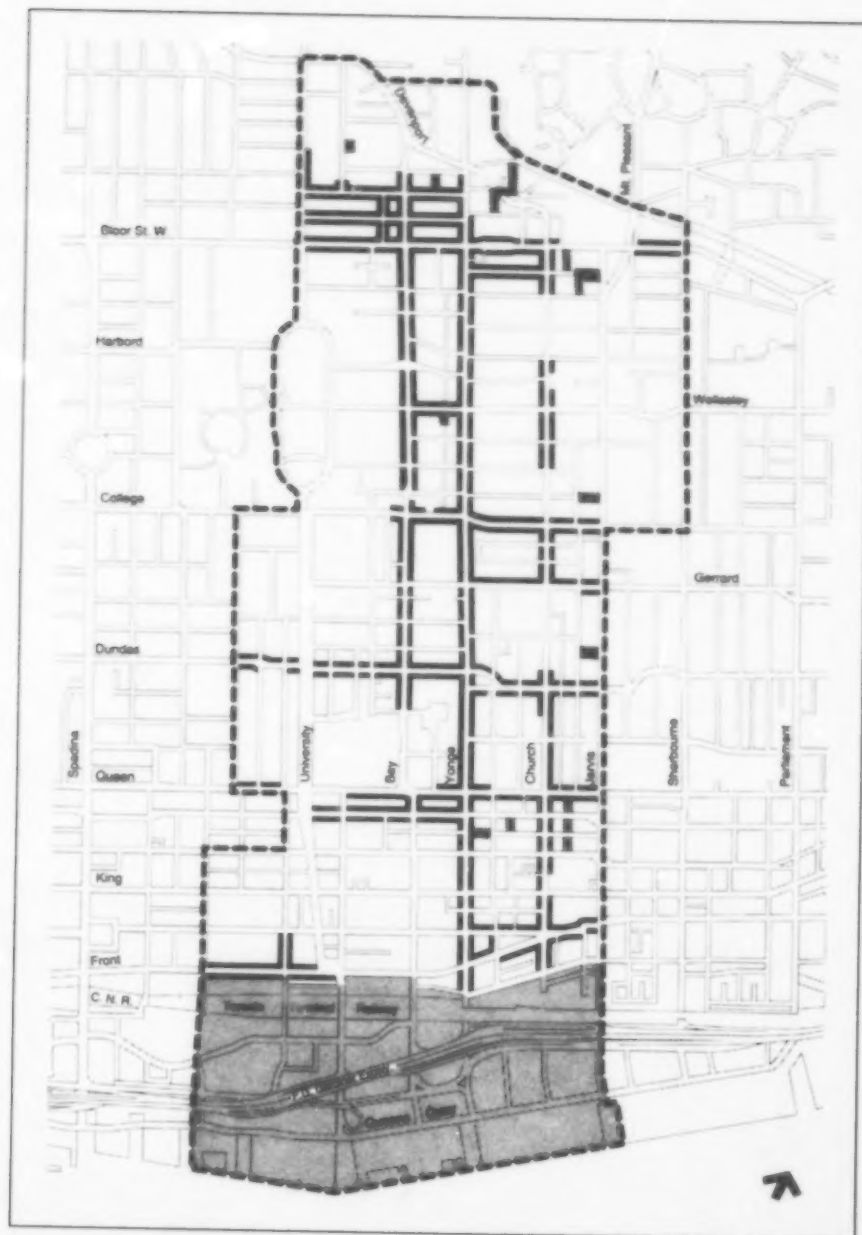
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Map 7

**Central Core Priority
Retail Streets and
Pedestrian Walkways**

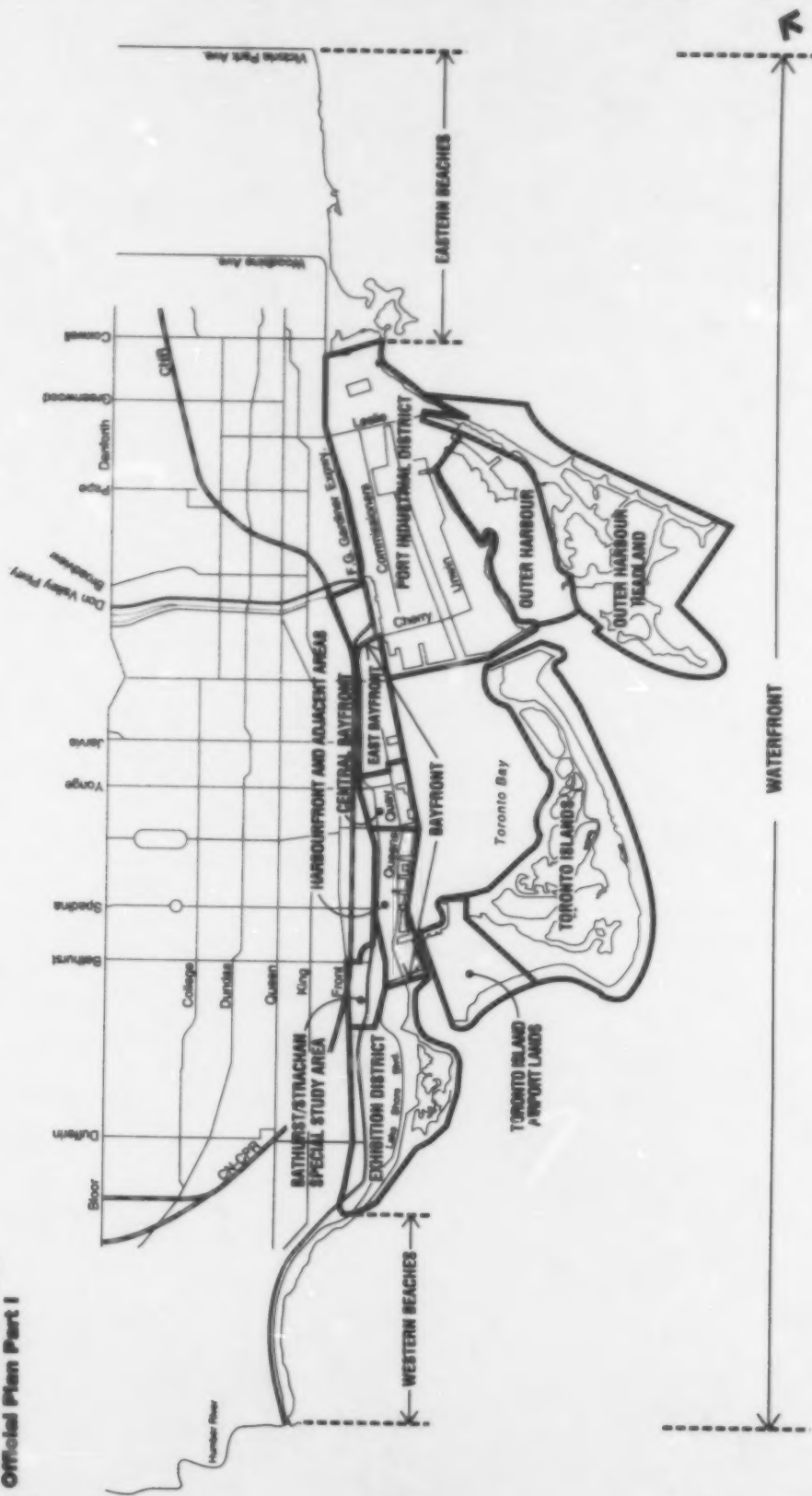
-  Central Core Boundary
-  Priority Retail Street
-  Appropriate Extensions to the Pedestrian Walkway System
-  See requirements in appropriate Part II Plan

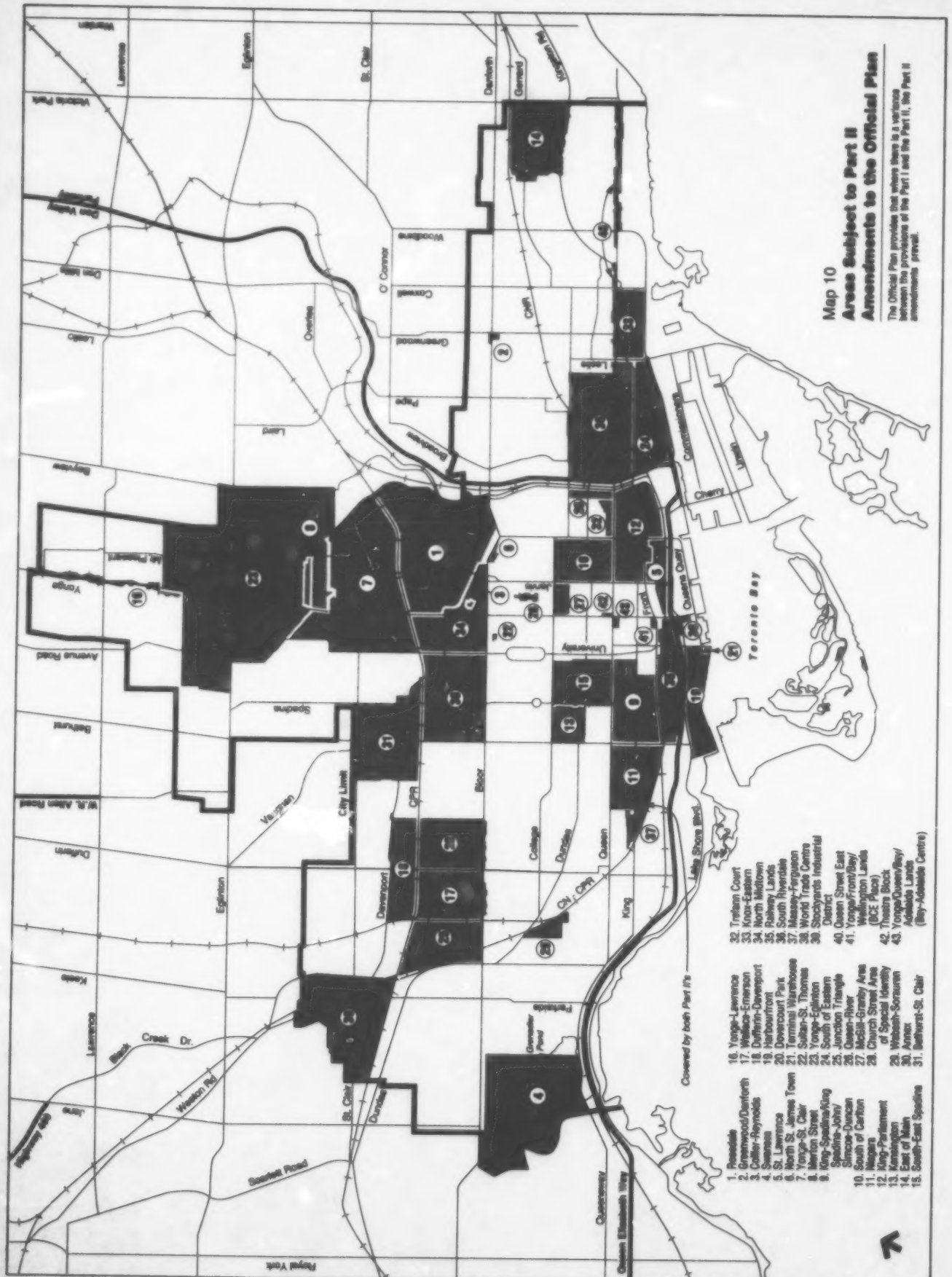


Map 8
Main Streets



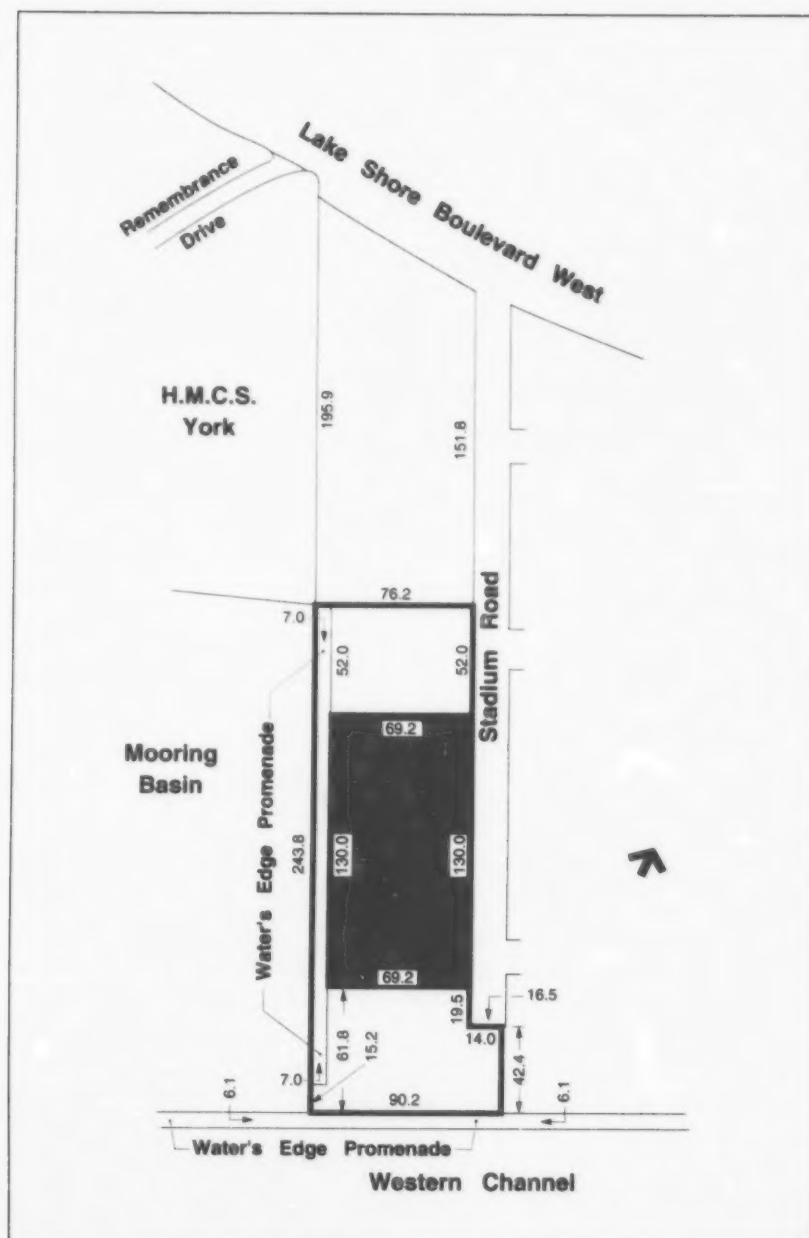
Map 9
**Areas of the Waterfront
 Referred to in the Text
 Official Plan Part I**





Map 12
**Lands Fronting on the West Side
 of Stadium Road (S. 14.28)**

 Lands referred to in Section 14.28



**MAPS
NOT
FILMED**

**CARTES
OMISES**